



FLORISSANT CITY COUNCIL AGENDA
City Hall
955 rue St. Francois
Monday, January 8, 2018
7:30 PM
Karen Goodwin, MMC/MRCC



I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

- Meeting minutes of December 11th, 2017
- Executive Meeting minutes of December 11, 2017

IV. HEARING FROM CITIZENS

(Speaker cards are available at the entrance to the Council Chambers)

V. COMMUNICATIONS

VI. PUBLIC HEARINGS

18-01-001 (Ward 6) Application Staff Rpt Plans	Request for a Special Use Permit to allow for a cocktail lounge in an existing HB “Historic Business” zoning district for the property located at 411 rue St. Francois. (Planning and Zoning Commission recommended approval on 12/4/17)	Marvin Walden
18-01-002 (Ward 5) Application Staff Rpt Plans	Request to authorize a Special Use Permit to Handyman Hardware, Inc. to allow for changes to a ground sign including a digital sign in a B-3 Zoning district for the property located at 500 W. Washington. (Planning and Zoning Commission recommended approval on 12/4/17)	John Hellman
18-01-003 (Ward 3) Application Staff Rpt Plans	Request to rezone for Dunkin Donuts the property located at 8115 N. Lindbergh from B-3 “Extensive Business District” to B-5 “Planned Commercial District” to allow for the development of a sit-down, carry-out restaurant with drive-up service. (Planning and Zoning Commission recommended approval on 12/4/17)	Tim Kaufmann

18-01-004 (Ward 9) Application Staff Rpt Plans	Request to approve a final subdivision plat for 15275 New Halls Ferry in an existing B-5 “Planned Commercial District”. (Planning and Zoning Commission recommended approval on 12/4/17)	Lauren Doll
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VII. OLD BUSINESS

A. SECOND READINGS

9339 Application Staff Rpt Plans	Ordinance authorizing an amendment to B-5 Ordinance No. 6836 to allow for an addition of the Siteman Cancer Center and parking in an existing B-5 Zoning District located at 1225 Graham Road. (Petitioner requested continuance)	2 nd Reading Schildroth
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VIII. NEW BUSINESS

A. BOARD APPOINTMENTS

B. REQUESTS

Ward 6 Application	Request for a Full Liquor by the Drink license for Smoke & Sip located at 411 rue St. Francois.	Anthony Bowlson
Ward 9 Application	Request for a Beer and Wine liquor license for Galaxy Nail Bar located at 2092 North Highway 67.	Hien Ta

C. BILLS FOR FIRST READING

9342	Ordinance authorizing a Special Use Permit to allow for a cocktail lounge in an existing HB “Historic Business” zoning district for the property located at 411 rue St. Francois.	Henke
9343	Ordinance to authorize a Special Permit to Handyman Hardware, Inc. to change the existing ground sign including a digital sign in a B-3 Zoning district for the property located at 500 W. Washington.	Siam
9344	Ordinance to rezone for Dunkin Donuts the property located at 8115 N. Lindbergh from B-3 “Extensive Business District” to B-5 “Planned Commercial District” to allow for the development of a sit-down, carry-out restaurant with drive-up service.	Eagan

9345	Ordinance to approve a final subdivision plat for 15275 New Halls Ferry in an existing B-5 "Planned Commercial District".	Siam
9346 Survey	Ordinance releasing and vacating a portion of Washington Street (paper street).	Lee

IX. COUNCIL ANNOUNCEMENTS

X. MESSAGE FROM THE MAYOR

XI. ADJOURNMENT

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL JANUARY 5TH, 2018 AT 12:00 PM ON THE BULLETIN BOARD OUTSIDE THE COUNCIL CHAMBERS. ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK'S OFFICE AT 839-7630 OR TDD 839-5142 BY NOON ON MONDAY, JANUARY 8TH, 2018.

CITY OF FLORISSANT



COUNCIL MINUTES

December 11, 2017

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, December 11, 2017 at 7:30 p.m. with Council President Pagano presiding. The Chair asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

On Roll Call the following Councilmembers were present: Caputa, Schildroth, Henke, Pagano, Parson, Siam, Lee, Jones and Eagan. Also present was Mayor Thomas P. Schneider, City Attorney John Hessel and City Clerk Karen Goodwin. A quorum being present the Chair stated that the Council Meeting was in session for the transaction of business.

Councilman Henke moved to approve the Meeting Minutes of November 27 and Budget meeting minutes of November 15th & 20th, 2017, seconded by Siam. Motion carried.

The chair stated that the next item on the agenda was commendations presented by Mayor Schneider and Chief Lowery. The following commendations were read and presented:

- Officer Kiefer & Officer Feldman
- Detective Osmer & Detective Schlueter
- Detective Schlueter & Officer Malik

The Chair stated that the next item on the agenda is Eddie's Heros, presented by Mayor Schneider and Chief Lowery. Mayor Schneider read the award presented to Erin Schwartz for her efforts to help her community.

The Chair stated that she was amending the agenda to move the Certificate of Appreciation for Ken Fowler to next on the agenda.

A certificate of appreciation was presented by Mayor Schneider, Councilwoman Pagano and Councilman Eagan to Ken Fowler for his many years of service and dedication to the City of Florissant. A photo was taken of 50 years of representation of Ward 3 to include Mayor Schneider, Ken Fowler and Joe Eagan.

33 The Chair stated that the next item on the agenda is a legislative update from Tim Green and she
34 invited him to the podium. Mr. Green presented an update on pending legislation and bills he is
35 tracking. He presented a handout of the municipal bills.

36 The Chair stated the next item on the agenda was Hearing from Citizens.

37 Mark Behlmann, 740 Lindsay Lane, introduced the new Superintendent of Hazelwood School
38 District, Dr. Nettie Collins-Hart.

39 Dr. Nettie Collins-Hart, Superintendent of Hazelwood School District, provided a brief
40 introduction and an overview of the direction of the Hazelwood School District. She presented folders
41 to the council with information about 2 major initiatives; strategic planning and redistricting. She
42 extended an invitation to visit the schools and serve on committees.

43 John Engelmeyer, 1281 Graham Road, discussed the budget work sessions and complimented
44 Council President Pagano on her efforts. He also stated that future planning is needed.

45 Kevin O'Donnell, 512 Rancho Lane, discussed the veto of the retirement incentive ordinance.

46 The next item on the Agenda was Communications of which there were none.

47 The next item on the Agenda was Public Hearings.

48 The City Clerk reported that Public Hearing #17-12-029 to be held this night on a Request to
49 issue an amendment to B-5 Ordinance No. 6836 to allow for an addition of the Siteman Cancer Center
50 and parking in an existing B-5 Zoning District located at 1225 Graham Road. had been advertised in
51 substantially the same form as appears in the foregoing publication and by posting the property. The
52 Chair declared the Public Hearing to be open and invited those who wished to be heard to come
53 forward.

54 George Stock, representing BJC to discuss the request for approval of the Siteman Cancer
55 Center. He introduced the development team that were present at the meeting. Mr. Stock gave a brief
56 history of the B-5 Development plan approved with Ordinance No. 6836. He described the single level
57 building and parking requirements. They will be increasing greenspace and continuing a ring road to
58 service the parking. There will be walkability between the buildings. Existing building has 438 spaces
59 and is more than necessary; they will be building an additional 152 to comply with the regulations. Mr.
60 Stock stated that according to the photometric plan they are proposing LED lighting in compliance
61 whereby there is no illumination extended beyond the property line. The lighting is there for the safety
62 of the patients and the employees who work there and the general welfare of the community. He

63 discussed the landscaping plan. The building is one story and predominantly brick. The operation is
64 Monday through Friday from 8 am to 5 pm and approximately 60 patients a day.

65 Councilman Schildroth asked about the construction entrance. Mr. Stock stated that the
66 construction traffic would be kept separate from the existing medical building traffic. Councilman
67 Schildroth thanked BJC for investing in this site.

68 Councilman Caputa asked about a Project Labor Agreement (PLA) job. Mr. Mouler from
69 planning and design stated that they could make that happen.

70 Councilman Parson asked about the resolution of the topography issues, he asked who they have
71 consulted with. Mr. Stock stated that the authority on the drainage channel is the Metropolitan Sewer
72 District. He stated that they have to raise the building above the 100 year flood to an elevation of 536
73 which puts them 2 ft. above the 534 ft. 100 year flood level.

74 Councilman Siam asked about a traffic signal at the Southern entrance. Mr. Stock stated that it
75 does not meet the regulations for a signal intersection with St. Louis County.

76 Councilman Jones stated that he is concerned about the dirt on the roads. Mr. Stock stated that
77 they understand and will adhere to the rules and expectations. Councilman Jones asked about the lights.
78 Mr. Stock stated that there are multiple light standards in the parking lots. Mr. Stock stated that the
79 current emergency room and parking lot will not be disturbed.

80 Councilman Lee thanked Christian Hospital and BJC for their continued investment in
81 Florissant.

82 The Chair asked if there were any citizens who would like to speak on said public hearing.

83 Kevin O'Donnell, 512 Rancho Lane, stated that he is happy with the Siteman development and
84 would like to see more development across Graham Road.

85 Mark Schmidt, 1065 St. Anthony, asked if this site would be self-contained with their own CT's
86 and MRI's and full radiation. Mr. Stock answered yes.

87 Being no other citizens who wished to speak, Councilman Schildroth moved to close P.H. #17-
88 12-029 seconded by Henke. Motion carried.

89 The City Clerk reported that Public Hearing #17-12-030 to be held this night on a Request to
90 authorize a Special Use Permit to Abdeen, LLC d/b/a Sahara Mediterranean Grill to allow for the
91 operation of a restaurant in a B-3 Zoning District for the property located at 472 Howdershell Road
92 had been advertised in substantially the same form as appears in the foregoing publication and by

93 posting the property. The Chair declared the Public Hearing to be open and invited those who wished
94 to be heard to come forward.

95 Waseem Abdeen was present to represent Sahara Grill. He stated that there was a restaurant
96 there previously.

97 Councilman Eagan asked about hours of operation. Mr. Abdeen stated that it is mainly take-
98 out, 7 days a week with no alcohol. He stated that he owns three restaurants in San Diego and this is
99 his home town.

100 Councilman Jones asked that they put a trash can outside of the entrances and exits to keep litter
101 down.

102 Councilman Eagan stated that he will be asking for three readings because the second meeting
103 in December has been cancelled.

104 The Chair asked if there were any citizens who would like to speak on said public hearing.

105 Being no other citizens who wished to speak, Councilman Eagan moved to close P.H. #17-12-
106 030 seconded by Caputa. Motion carried.

107 The Chair stated that the next item on the agenda is old business and the first item under old
108 business is second readings.

109 Councilman Jones moved that Substitute Bill No. 9318 Ordinance amending Article XVII
110 “Residential Rental Real Estate” be read for a second time, seconded by Pagano. Motion carried and
111 Bill No. 9318 was read for a second time. Councilman Jones moved that Bill No. 9318 be read for a
112 third time, seconded by Pagano. Motion carried and Bill No. 9318 was read for a third and final time
113 and placed upon its passage.

114 Before the final vote all interested persons were given an opportunity to be heard.

115 John Engelmeyer, 1281 Graham Road, asked how the amendment that was made will affect
116 him. Mr. Hessel explained the changes that were made in the bill.

117 On roll call the Council voted: Caputa yes, Schildroth yes, Henke yes, Pagano yes, Parson yes,
118 Siam yes, Lee yes, Jones yes and Eagan yes. Whereupon the Chair declared Bill No. 9318 to have
119 passed and said Bill became Ordinance No. 8375.

120 Councilman Henke moved that Bill No. 9334 Ordinance to authorize a Special Use Permit to
121 Five Aces Bar-B-Que, LLC d/b/a Five Aces Bar-B-Que to allow for the operation of a restaurant
122 located at 1752-1754 N. New Florissant Rd be read for a second time, seconded by Parson. Councilman
123 Schildroth moved to suspend the rules to speak to the petitioner, seconded Eagan, motion carried. The

124 petitioner stated that he has done all of the paperwork except the St. Louis County paperwork for
125 permission for the outdoor grill. Motion carried and Bill No. 9334 was read for a second time.
126 Councilman Henke moved that Bill No. 9334 be read for a third time, seconded by Siam. Motion
127 carried and Bill No. 9334 was read for a third and final time and placed upon its passage.

128 Before the final vote all interested persons were given an opportunity to be heard. On roll call
129 the Council voted: Caputa yes, Schildroth yes, Henke yes, Pagano yes, Parson yes, Siam yes, Lee yes,
130 Jones yes and Eagan yes. Whereupon the Chair declared Bill No. 9334 to have passed and said Bill
131 became Ordinance No. 8376.

132 Councilman Lee moved to override the Mayor's Veto of Ordinance no. 8366 An Ordinance
133 authorizing a one-time retirement incentive opportunity for City of Florissant full-time employees who
134 qualify, seconded by Jones. Councilwoman Pagano read a statement from the City Council regarding
135 the Mayor's Veto and the budget process (attached) and asked that the statement be sent out as a press
136 release and posted on the website. On roll call the Council voted: Caputa yes, Schildroth yes, Henke
137 yes, Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes and Eagan yes.

138 The next item on the Agenda was New Business and the first item is Board Appointments.

139 Councilwoman Pagano moved to reappointment Allen Minks, 6 Fremont Ct, to the Planning
140 and Zoning Commission as a member from Ward 7 for a term expiring on 12/11/2021, seconded by
141 Schildroth. Motion carried.

142 Councilman Schildroth moved to reappointment Teri Reiter, 450 St. Christine, to the Citizens
143 Participation Committee as a member from Ward 5 for a term expiring on 12/11/2018, seconded by
144 Schildroth. Motion carried.

145 Councilman Schildroth moved to reappointment James Hunt, 1340 St. Bernadette, to the
146 Personnel Commission as a member from Ward 5 for a term expiring on 12/11/2021, seconded by
147 Pagano. Motion carried.

148 Councilman Eagan moved to accept the Mayor's appointment of Jacob May, 4 Garnier Court to
149 the Environmental Quality Commission for a term expiring 12/11/2020, seconded by Lee, motion
150 carried.

151 The Chair stated that the next item on the agenda is Requests.

152 Councilman Siam moved to accept the application for a transfer of Special Use Permit no. 7592
153 from Gamvil, Inc. d/b/a Little Caesars Pizza to the Beck Group LLC d/b/a Little Caesars Pizza located
154 at 2632 N. Hwy 67 for the operation of a carry-out restaurant, seconded by Eagan, motion carried.

155 Councilman Siam moved to approve a Full Liquor by the Drink license for Five Aces Bar-B-
156 Que, LLC d/b/a Five Aces Bar-B-Que located at 1752-1754 N. New Florissant Rd, seconded by
157 Henke, On roll call the Council voted: Caputa no, Schildroth yes, Henke yes, Pagano yes, Parson yes,
158 Siam yes, Lee yes, Jones no and Eagan yes. Motion carried and the liquor license was approved.

159 The Chair stated that the next item on the agenda is Resolutions.

160 Councilwoman Pagano introduced Resolution no. 1000 Resolution of the City of Florissant
161 adopting the St. Louis Regional All-Hazard Mitigation Plan and said Resolution was read for the first
162 time. Councilwoman Pagano moved that Resolution No. 1000 be read for a second time, seconded by
163 Lee. Motion carried and Resolution No. 1000 was read for a second time. Councilman Lee moved
164 that Resolution no. 1000 be read for a third time, seconded by Jones. On roll call the Council voted:
165 Caputa yes, Schildroth yes, Henke yes, Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes and
166 Eagan yes. Having received the unanimous vote of all members present Resolution No. 1000 was
167 read for the third and final time and placed upon its passage.

168 Being no persons who wished to be heard, on roll call the Council voted: Caputa yes,
169 Schildroth yes, Henke yes, Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes and Eagan yes.
170 Whereupon the Chair declared Resolution No. 1000 to have passed.

171 The Chair stated that the next item on the agenda was Bills for First Reading.

172 Councilwoman Pagano introduced Bill No. 9339 Ordinance authorizing an amendment to B-5
173 Ordinance No. 6836 to allow for an addition of the Siteman Cancer Center and parking in an existing
174 B-5 Zoning District located at 1225 Graham Road and said bill was read for the first time by title only.

175 Councilwoman Eagan introduced Bill No. 9340 An Ordinance to authorize a Special Use
176 Permit to Abdeen, LLC d/b/a Sahara Mediterranean Grill to allow for the operation of a restaurant in a
177 B-3 Zoning District for the property located at 472 Howdershell Road and said Bill was read for the
178 first time. Councilman Lee moved that Bill No. 9340 be read for a second time, seconded by
179 Schildroth. Motion carried and Bill No. 9340 was read for a second time. Councilman Eagan
180 moved that Bill No. 9340 be read for a third time, seconded by Caputa. On roll call the Council
181 voted: Caputa yes, Schildroth yes, Henke yes, Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes
182 and Eagan yes. Having received the unanimous vote of all members present Bill No. 9340 was read
183 for the third and final time and placed upon its passage.

184 Being no further persons who wished to be heard, on roll call the Council voted: Caputa yes,
185 Schildroth yes, Henke yes, Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes and Eagan yes.

186 Whereupon the Chair declared Bill No. 9340 to have passed and said Bill became Ordinance No.
187 8377.

188 Councilman Siam introduced Bill No. 9341 An Ordinance to authorize transfer of Special Use
189 Permit no. 7592 from Gamvil, Inc. d/b/a Little Caesars Pizza to the Beck Group LLC d/b/a Little
190 Caesars Pizza located at 2632 N. Hwy 67 for the operation of a carry-out restaurant and said Bill was
191 read for the first time. Councilman Siam moved that Bill No. 9341 be read for a second time,
192 seconded by Eagan. Motion carried and Bill No. 9341 was read for a second time. Councilman
193 Siam moved that Bill No. 9341 be read for a third time, seconded by Eagan. On roll call the Council
194 voted: Caputa yes, Schildroth yes, Henke yes, Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes
195 and Eagan yes. Having received the unanimous vote of all members present Bill No. 9341 was read
196 for the third and final time and placed upon its passage.

197 Being no persons who wished to be heard, on roll call the Council voted: Caputa yes, Schildroth
198 yes, Henke yes, Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes and Eagan yes. Whereupon the
199 Chair declared Bill No. 9341 to have passed and said Bill became Ordinance No. 8378.

200 The next item on the Agenda was Council Announcements.

201 Councilman Lee wished his mom a happy birthday.

202 Councilman Schildroth congratulated Ken Fowler for his proclamation. He asked for patience
203 on New Florissant Road through a 10 day MSD project. He wished all of the residents happy holidays.
204 He wished his wife happy anniversary.

205 Councilman Jones reminded everyone about TEAM and asked that everyone donate food or
206 money when you can.

207 Councilman Eagan wished a happy birthday to his wife Kelly. He stated that a fellow police
208 officer and friend Officer O'Connor in the Arnold Police Department, was shot and there is a go fund
209 me campaign to help the family with expenses. He asked that everyone keep the family in their
210 prayers.

211 Councilman Caputa reminded everyone to keep firearms locked up and safe. Please join the
212 Neighborhood Watch program. He commented on the letter from the Mayor regarding the veto of the
213 retirement incentive.

214 Councilman Parson reminded the residents to be safe during the holidays, please do not drink
215 and drive. Please do not shoot firearms on New Years.

216 The next item on the Agenda was Mayor Announcements.

217 Mayor Schneider stated that he and the Chief ask that the residents do not use fireworks or
218 firearms on New Year’s Eve. He complimented the Chief on the passing of the police standards by the
219 Municipal League. He commended the Chief for his hard work on this effort.

220 Mayor Schneider mentioned the Christmas lights and tree disposal program. Meridian will be
221 picking up trees with yard waste after Christmas. There will be a place to bring your lights to dispose
222 of at the city garage.

223 The Christmas tree lighting at city hall was a very well attended event.

224 Mayor Schneider discussed the success of the sold out Project Lift Off program this year.

225 He mentioned the many programs going on at Parks Department.

226 The New Calendar should be out hopefully before Christmas.

227

228 The Council President announced that the next regular City Council Meeting was scheduled for
229 Monday, January 8, 2018 at 7:30 pm.

230 Councilwoman Pagano stated that on behalf of the City Council they would like to wish the
231 residents of Florissant a Merry Christmas and a Happy New Year.

232 Councilman Parson moved to adjourn the meeting, seconded by Siam. Motion carried. The
233 meeting was adjourned at 9:13 p.m.

234

235

236

Karen Goodwin, City Clerk

237 The following Bills were signed by the Mayor:

238 Sub Bill No. 9318 Ord. 8375

239 Bill No. 9334 Ord. 8376

240 Bill No. 9340 Ord. 8377

241 Bill No. 9341 Ord. 8378

242

**CITY OF FLORISSANT
CITY COUNCIL**

OPEN EXECUTIVE SESSION

December 11, 2017



The City Council of the City of Florissant met in open Executive Session on Monday December 11, 2017 at 6:30 pm. in the Council Conference Room at the Florissant City Hall, 955 rue St. Francois, with Council President Jackie Pagano presiding. On Roll Call the following Council members were present: Caputa, Schildroth, Henke, Pagano, Parson, Siam, Lee, Jones and Eagan. Also present was Mayor Schneider, City Clerk Karen Goodwin and City Attorney John Hessel.

The chair stated that the first item on the agenda was a presentation from the Disability Awareness Commission. Ginger Mulanax, Chair of the Disability Awareness Commission, stated introduced the other members of the commission that were in the audience. She stated that the commission wanted to make a recommendation regarding training for how to handle situations that involve service animals. Mrs. Mulanax provided a definition of a service animal. She stated that there are federal regulations on how to handle service animals. A recent incident with a service animal indicates that training is needed for the city staff. The Commission is asking the City Council to direct city agencies to refresh or provide training for the handling of service dogs.

Councilman Eagan stated that the police receive limited training about service dogs. He asked if there are certain markings or identification for service dogs. Mrs. Mulanax answered that some dogs are tattooed on their ears or thighs and microchipped. Not all dogs are required to have identification. Mrs. Mulanax provided a copy of the state statute that addresses service dogs to the city council.

Mr. Jearls stated that he would welcome a refresher course for his employees. Mrs. Mulanax stated that she would recommend a refresher course to be offered once a year. Councilman Parson asked if the commission had anyone to recommend in mind to provide training. Mrs. Mulanax stated that they would do some research and work with Mr. Jearls to set something up.

Councilman Jones asked about requiring a certain color vest. Mr. Hessel stated that he would look into this issue. Mrs. Mulanax stated that the way she reads the statute, the city could not be more stringent than the state. One commission member stated that some service animal training schools provide ID's with the training.

Justice Center Update

Lou Jearls, Public Works Director, stated that the project is moving along well. He stated that the contractors are working well together and there is a possibility that they may finish a little earlier than scheduled. Mr. Jearls provided pictures to the council of the progress that has been made at the justice center. He also provided a 3 week "look ahead" schedule and a cost breakdown.

Council discussed the digital sign and the efforts to get a better price for 3 instead of 1.

Councilman Parson asked about the indoor and outdoor lighting. Mr. Jearls stated that the cost estimate is for LED lighting.

There being no further business to discuss, Councilman Caputa motioned to adjourn, seconded by Jones. Motion carried and the meeting adjourned at 7:02 pm.

Karen Goodwin
City Clerk

CITY OF FLORISSANT

Public Hearing

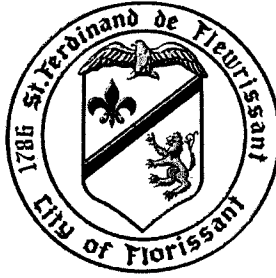


In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 Rue St. Francois, on Monday, January 8, 2018 at 7:30 P.M. on the following proposition:

For a Special Use Permit to allow for a cocktail lounge in an existing 'HB', Historic Business Zoning District for the property located at 411 Rue St. Francois. Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

CITY OF FLORISSANT, Karen Goodwin, City Clerk

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works 314-839-7648

"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."

Application is hereby made to the Building Commissioner, Department of Public Works at the City of Florissant, Missouri, to appear before the Planning & Zoning Commission.

Please Print neatly or Type the Following Information:

Property Address: 411 Rue St. Francois Street, Florissant, MO 63031

Property Owners Name: Smoke & sip. Inc. Phone/email: 248-897-1589 / albowlon@aol.com

Property Owners Address: 2270 Spoonwood Lane, 63033 / 132 Robins Way Dr. 63034

Business Owners Name: Smoke & Sip, Inc. Phone/email: 248-897-1589 / albowlon@aol.com

Business Owners Address: 2270 Spoonwood Lane, 63033 / 132 Robins Way Dr. 63034

DBA (Doing Business As) _____

Authorized Agents Name: _____ Co. Name: _____
(Authorized Agent to Appear Before The Commission)

Agents Address: _____ Phone/email: _____

Request _____

State complete request (print or type only).

IF A TRAFFIC STUDY IS REQUIRED FOR CERTAIN DEVELOPMENTS AND USES THE COST OF THE TRAFFIC STUDY SHALL BE PAID BY THE APPLICANT. PLEASE SUBMIT FOLDED PLANS

Applicant's Signature: *Marvin Walden* Date: 11/20/2017

Received by: dl. Receipt # 90045 OFFICE USE ONLY Amount Paid: 125.00 Date: 11/20/17

STAFF REMARKS: see staff report

DATE APPLICATION REVIEWED: 11/29/17

SIGNATURE OF STAFF WHO REVIEWED APPLICATION
Paul J. ...

Planning & Zoning Application
Page 1 of 1 - Revised 7/15/15

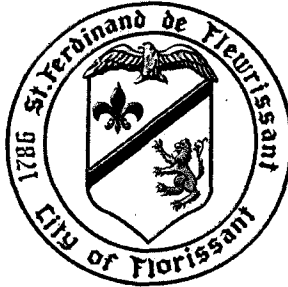
COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN.

DATE: 12/4/2017

SPECIAL USE PERMIT APPLICATION
TO THE CITY OF FLORISSANT
PLANNING AND ZONING COMMISSION



City Of Florissant – Public Works
314-839-7648

"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."

PLANNING & ZONING ACTION
RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

Council Ward 6 Zoning HB

Initial Date Petitioner Filed _____
Building Commissioner to complete
ward, zone & date filed

SIGN. [Signature] DATE: 12/4/2017

SPECIAL PERMIT FOR opening a cocktail lounge
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

AMEND SPECIAL PERMIT #- _____ TO ALLOW FOR _____
ordinance # Statement of what the amendment is for.

LOCATION 411 Rue St. Francois Street, Florissant, Mo 63031
Address of property.

1) Comes Now Smoke & Sip, Inc.
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

and states to the Planning and Zoning Commission that he (she) (they) has (have) the following legal interest in the tract of land located in the City of Florissant, State of Missouri, as described on page 3 of this petition.

Legal interest in the Property) owner
State legal interest in the property. (i.e., owner of property, lease).
Submit copy of deed or lease or letter of authorization from owner to seek a special use.

2) The petitioner(s) further state(s) that the property herein described is presently being used for vacant and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

3) The petitioner(s) further states (s) that they (he) (she) are submitting a detailed site plan of the proposed or existing development showing location and use of all structures, off-street parking, and all other information required by the Zoning Ordinance or determined necessary by the Building Commissioner.

- 4) The petitioner(s) further state(s) that (he) (she) (they) shall comply with all of the requirements of the City of Florissant, including setback lines and off- street parking.
- 5) The petitioner (s) further (represent (s) and warrants (s) that they (he) (she) has (have) not made any arrangement to pay any commission gratuity or consideration, directly or indirectly to any official, employee or appointee of the City of Florissant, with respect to this application.
- 6) The petitioner(s) further state (s) that the Special Use Permit is sought for the following purposes, and no other, as listed in detail, all activities sought to be covered by the permit (i.e.; operation of a business, approval of building and/or site plans (preliminary and / or final), plan approval for signage, etc.):
- 7) The petitioner (s) state (s) the following factors and reason to justify the permit:
(If more space is needed, separate sheets maybe attached)

Anthony Bowlson albowlon@aol.com / 248-897-1589
Marvin Walden Marvin Walden
 PRINT NAME SIGNATURE email and phone

FOR Smoke & Sip, Inc.
 (company, corporation, partnership)

Print and sign application. If applicant is a corporation or partnership signature must be a CORPORATE OFFICER or a PARTNER. NOTE: Corporate officer is an individual named in corporate papers.

- 8) I (we) hereby certify that, as applicant (circle one of the following):
1. I (we) have a legal interest in the herein above described property.
 2. I am (we are) the duly appointed agent(s) of the petitioner (s), and that all information given here is true and a statement of fact.

Permission granted by the Petitioner assigning an agent (i.e. Architect) to present this petition in their behalf, to the Commission and/or Council. The petitioner must sign below, and provide contact information:

PRESENTOR SIGNATURE Marvin Walden
 ADDRESS 132 Robins Way Drive, Florissant, MO 63034
 STREET CITY STATE ZIP CODE
 TELEPHONE / EMAIL 248-897-1589 albowlon@aol.com
 BUSINESS

I (we) the petitioner (s) do hereby appoint Marvin Walden as
 my (our) duly authorized agent to represent me (us) in regard to this petition.
 Print name of agent.

Signature of Petitioner authorizing an agent

NOTE: When the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and to make a presentation, the same individuals must also appear before the City Council at the Public Hearing to make the presentation and no one else will be permitted to make the presentation to the City Council without authorized approval.

IF DESCRIPTIONS, PLATS OR SURVEYS ARE INACCURATE, OR IF THE PETITION APPLICATION IS NOT CORRECT OR COMPLETE, IT WILL BE RETURNED FOR ADDITIONS OR CORRECTIONS.

To Whom It May Concern,

I think that Smoke and Sip could be an asset to our community and help contribute to both tax revenue and bring more people into the heart of Old Town. Therefore, Smoke and Sip is allowed to use up to 7 of our available parking spaces in the event that their parking lot is full.

Thank You,

Derick Wellman

Amore Pizza
450 Rue St Francios St
Florissant, MO 63031

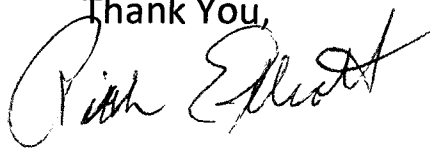


A handwritten signature in black ink, appearing to read "Derick Wellman". The signature is fluid and cursive, with a long horizontal stroke at the end.

To Whom It May Concern,

I think that Smoke and Sip would be an asset to our community and help contribute to both tax revenue and bring more people into the heart of Old Town. Therefore, Smoke and Sip is allowed to use up to 9 of our available parking spaces in the event that their parking lot is full after 5pm.

Thank You,

A handwritten signature in black ink that reads "Rich Elliot". The signature is written in a cursive style with a large initial "R".

Rich Elliot

Elliott & Dixon's Barber Shop
440 St. Francois St.
Florissant, MO 63031



To Whom It May Concern,

I think that Smoke and Sip could be an asset to our community and help contribute to both tax revenue and bring more people into the heart of Old Town. Therefore, Smoke and Sip is allowed to use our available parking spaces in the event that their parking lot is full.

Thank you,

W Co. Kevin Zorax Sr

For: John Dabb Zorax Sr,

FWW Post 4105

410 Rue St Francois St

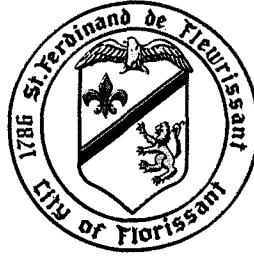
Florissant MO 63031

For: Tom Pero Kevin Zorax Sr

Kevin Zorax Sr

1

MEMORANDUM



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CITY OF FLORISSANT- BUILDING DEPARTMENT

4

"The mission of the Building Department is to enforce building, zoning, and property maintenance codes and to provide life safety services that result in enhancing the quality of life for the residents of the City of Florissant."

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To: Planning and Zoning Commissioners Date: November 29, 2017

8

9

From: Philip E. Lum, AIA-Building Commissioner cc: Louis B. Jearls, Jr., P.E. PWLF
Director of Public Works
Applicant
File

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Subject: Request Recommended Approval for a Special Use, to allow for a
Cocktail Lounge at **411 Rue St. Francois (Smoke & Sip)** in an 'HB'
Historic Business Zoning District.

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STAFF REPORT

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CASE NUMBER PZ-120417-1

21

22

I. PROJECT DESCRIPTION:

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This is a request for Recommended Approval for a Special Use, to allow for a Cocktail
Lounge at **411 Rue St. Francois (Smoke & Sip)** in an 'HB' Historic Business Zoning
District.

25

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II. EXISTING SITE CONDITIONS:

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The existing property at **411 Rue St. Francois** was formerly occupied in 2000 by Bristo
Café and a Photo Studio and requires a new Special Use Permit for a cocktail lounge.

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33

The site is a stand alone frame building with Pergola covered Patio and off-street parking
lot.

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There is an existing ground sign on premises adjacent to a 2-way curb cut off of Rue St.
Francois.

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There are 13 parking spaces off street parking in the rear lot which connects to the
adjacent lot. The parking required is based upon seating capacity per 405.245.

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III. SURROUNDING PROPERTIES:

The properties to the East and West are located within the HB Zoning District. Abutting to the North are residences in the HR Historic Residential Zoning District.

IV. STAFF ANALYSIS:

The application is accompanied by a floor plan and site plan. There is new kitchen equipment proposed, the ADA restrooms remain. Separate restrooms are required for men and women.

There are 52 occupants noted with seating shown for 49 on the furniture layout which allows for 3 employees.

Parking for a cocktail lounge is restricted by 405.225:

- 1 space for every 3 seats, $49/3 = 16$
- 2 spaces for every 3 employees max. shift = 2
- Therefore, total required parking of 18 exceeds those provided on the property 13.
- Staff advised applicant to seek shared parking within 300 feet per 405.225.

The applicant first approached this petition with the intent on a Cigar Bar. The problem with that is that the City does not allow Smoking establishments such as a Cigar Bar or Hooka Bar in any zoning district. Staff advised the applicant that a Cocktail Lounge is a Special Use in the 'HB' Zoning District and that smoking would be required to be in compliance with St. Louis County's Indoor Clean Air Code, Chapter 605, copy attached.

Following a review of this code, however, indoor smoking would not be in compliance with County Code as an exception under its section 605.060, except as a Cigar Bar, which is not permitted by the City of Florissant Zoning Code. Upon learning of such regulations, it is the applicant's option to apply to change the zoning code at a later date to allow for a Cigar Bar in the 'HB' District. Specifically, After reviewing the exemptions section 605.060, it appears to me that the County will allow an exemption for:

- a Cigar Bar, which as stated above, is not permitted in this zoning district, or
- a drinking establishment that predates the adoption of Chapter 605 (2011) or
- an outdoor smoking room at a restaurant, not a Cocktail Lounge.

Further, smoking is not permitted within 15 feet of an entrance to the building per the County Ordinance, which interferes with a portion of the Pergola.

87 VI. **STAFF RECOMMENDATIONS:**

88
89 If the Special Use Permit is approved, staff recommends the following:

90
91 **Suggested Motion 411 Rue St. Francois (Smoke & Sip):**

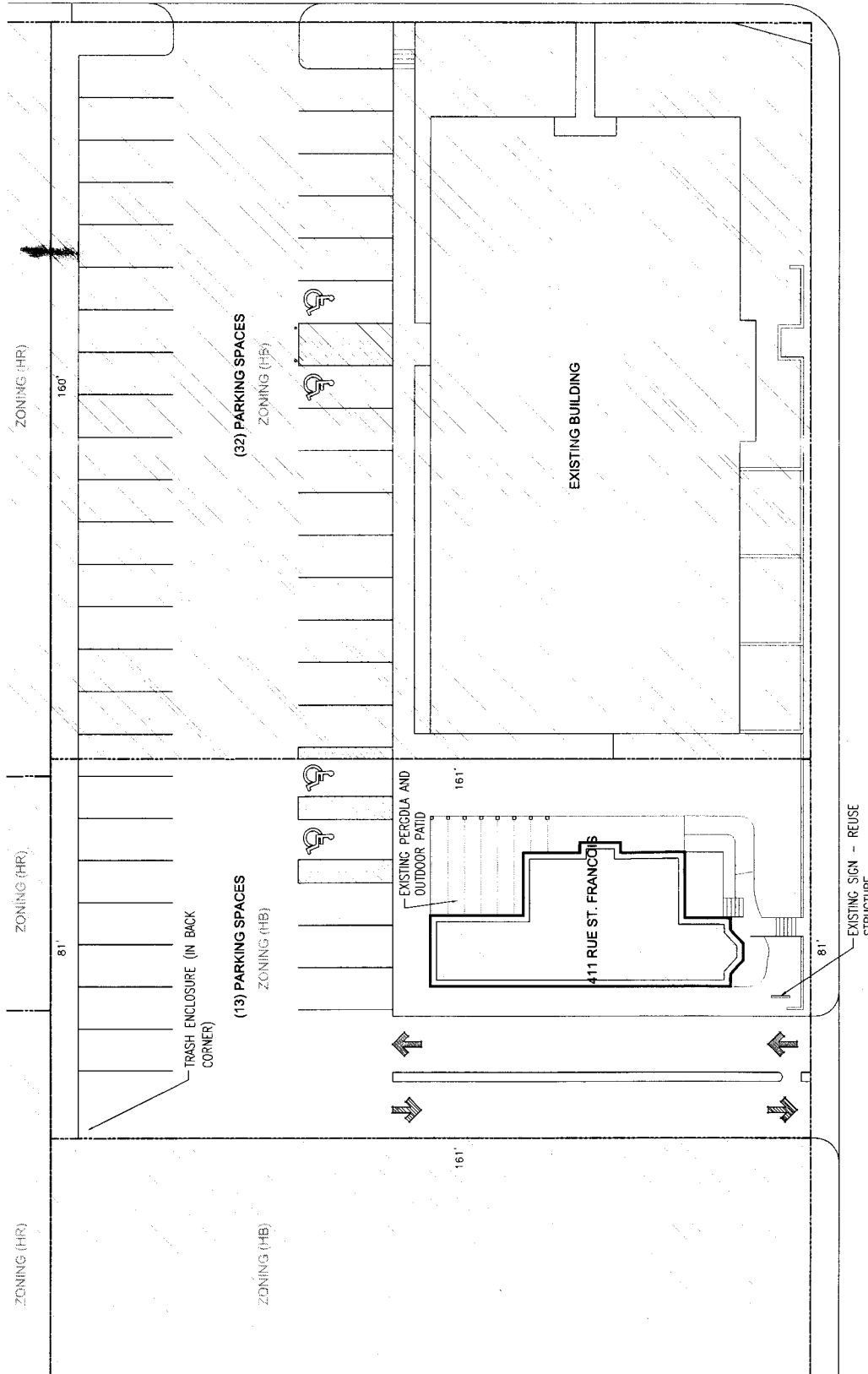
92
93 I move to recommend approval for a Special Use as depicted by the Floor Plan
94 and Site Plans submitted, which indicate the cocktail lounge plan, subject to
95 the regulations of the 'HB' Historic Business District and the following additional
96 requirements:

- 97
98 1. No smoking inside, unless otherwise permitted by St. Louis County's Indoor
99 Clean Air Code, Chapter 605 and, in addition is permitted as a Specific Use in
100 the Zoning Code of the City of Florissant, by way of a change in the zoning
101 code to allow for a "Cigar Bar" or smoking facility.
102 2. The maximum Occupant load shall be reduced to 36 or documentation of
103 shared parking agreement for 5 additional spaces shall be presented for
104 approval/ at the public hearing per the municipal parking code, section
105 405.225.

106
107 **PROJECT COMPLETION.**

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109 Construction shall start within 30 days of the issuance of building permits, and
110 the structure shall be completed in accordance with the plans within 120 days
111 of start of construction.

112
113
114 (end report)



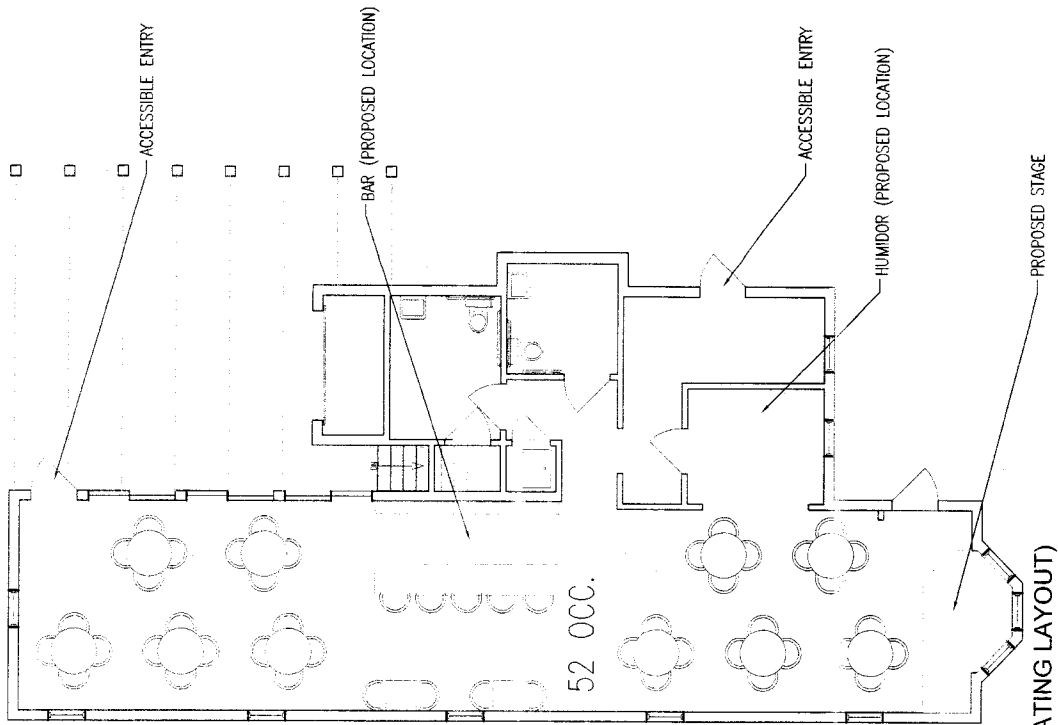
SITE PLAN
SCALE: 1"=10'-0"

FLORISSANT COCKTAIL BAR

411 RUE ST. FRANCOIS ST. FLORISSANT, MO 63031

SAINT LOUIS DESIGN ALLIANCE
691 DELMAR BLVD.
314.863.1313
www.slda.com

DESIGN ALLIANCE
SAINT LOUIS
314.863.1313



○ FIRST FLOOR PLAN (PROPOSED SEATING LAYOUT)
SCALE: 1/8"=1'-0"



2

11-17-2017

SAINT LOUIS DESIGN ALLIANCE
6914 DELMAR BLVD.
314.693.1375
www.sldall.com

SAINT LOUIS DESIGN ALLIANCE
6914 DELMAR BLVD.
314.693.1375
www.sldall.com

411 RUE ST. FRANCOIS ST. FLORISSANT, MO 63031

CITY OF FLORISSANT

Public Hearing

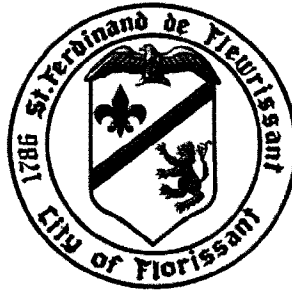


In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 Rue St. Francois, on Monday, January 8, 2018 at 7:30 P.M. on the following proposition:

To authorize a Special Use Permit to Handyman Hardware, Inc. to allow for changes to a ground sign including a digital sign, in a 'B-3' Zoning District for the property located at 500 W. Washington (legal description to govern). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN.

[Handwritten Signature]

DATE:

12/4/2017

City Of Florissant - Public Works
314-839-7648

Application is hereby made to the Building Commissioner of the Department of Public works Office at the City of Florissant, Missouri, to appear before the Planning & Zoning Commission

Please Print or Type The Following Information

Property Address: 500 W. Washington, 63031

Property Owners Name: Otto Partnership, LLC (Dave Otto) Phone #: 314-831-0220

Property Owners Address: 2635 N. Hwy 67, Florissant, MO 63033

Business Owners Name: Handyman Hardware, Inc. - Dave Otto Phone #: 314-831-0220

Business Owners Address: 2635 N. Hwy 67, 63033

DBA (Doing Business As) _____

Authorized Agents Name: John Hellmann CO. Name: AdMedia LED Signs, LLC
(Authorized Agent to Appear Before The Commission)

Agents Address: 1343 Parmer Dr, Florissant 63031 Phone #: 314-496-0596

Request ~~Amend~~ special permit # ~~_____~~ to allow for modifications to include digital sign.

State complete request (print or type only).

IF A TRAFFIC STUDY IS REQUIRED FOR CERTAIN DEVELOPMENTS AND USES THE COST OF THE TRAFFIC STUDY SHALL BE PAID BY THE APPLICANT. PLEASE SUBMIT FOLDED PLANS

John Hellmann
Applicant's Signature

11/20/17
Date

Received by: [Signature] Receipt # 604815 OFFICE USE ONLY Amount Paid: \$125 Date: 11-20-17

STAFF REMARKS: _____

COMMISSION ACTION TAKEN:

DATE APPLICATION REVIEWED: 11-29-17

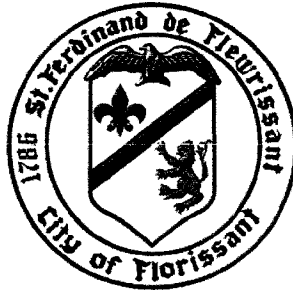
SIGNATURE OF STAFF [Signature] WHO REVIEWED APPLICATION

~~APPROVED
PLANNING & ZONING
CHAIRMAN~~

SIGN.

DATE:

**SPECIAL USE PERMIT APPLICATION
TO THE CITY OF FLORISSANT
PLANNING AND ZONING COMMISSION**



City Of Florissant - Public Works
314-839-7648

PLANNING & ZONING ACTION

Council Ward 3 Zoning B-3

Initial Date Petitioner Filed 11/20/17
Building Commissioner to complete
ward, zone & date filed

SPECIAL PERMIT FOR ~~Amending~~ special use for ground sign.
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant.

AMEND SPECIAL PERMIT #- _____ TO ALLOW FOR ~~Modifications to include digital sign.~~
ordinance # _____ Statement of what the amendment is for.

LOCATION 500 W. Washington
Address of property.

1) Comes Now Dave Otto, Handyman Hardware, Inc.
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

and states to the Planning and Zoning Commission that he (she) (they) has (have) the following legal interest in the tract of land located in the City of Florissant, State of Missouri, as described on page 3 of this petition.

Legal interest in the Property) Owner of property
State legal interest in the property. (i.e., owner of property, lease.
Submit copy of deed or lease or letter of authorization from owner to seek a special use.

2) The petitioner(s) further state(s) that the property herein described is presently being used for Hardware Store and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

3) The petitioner(s) further states (s) that they (he) (she) are submitting a detailed site plan of the proposed or existing development showing location and use of all structures, off-street parking, and all other information required by the Zoning Ordinance or determined necessary by the Building Commissioner.

4) The petitioner(s) further state(s) that (he) (she) (they) can comply with all of the requirements of the City of Florissant, including setback lines and off-street parking.

- 5) The petitioner (s) further (represent (s) and warrants (s) that they (he) (she) has (have) not made any arrangement to pay any commission gratuity or consideration, directly or indirectly to any official, employee or appointee of the City of Florissant, with respect to this application.
- 6) The petitioner(s) further state (s) that the Special Use Permit is sought for the following purposes, and no other, List in detail, all activities sought to be covered by the permit (i.e.; operation of a business, approval of building and / or site plans (preliminary and / or final), plan approval for sign, etc.):

7) The petitioner (s) state (s) the following factors and reason to justify the permit: *Amending existing sign.*
 (If more space is needed, separate sheets maybe attached)

Dave Otto / *Dave W. Otto*; *11/20/17*
 PRINT NAME SIGNATURE

FOR *Handyman Hardware, Inc.*
 (company, corporation, partnership)

Print and sign application. If applicant is a corporation or partnership signature must be a CORPORATE OFFICER or a PARTNER. NOTE: Corporate officer is an individual named in corporate papers.

8) I (we) hereby certify that (indicate one of the following):

() I (we) have a legal interest in the herein above described property.

I am (we are) the duly appointed agent(s) of the petitioner (s), and that all information given here is true and a statement of fact.

Petitioner may assign an agent to present petition to the Commission and Council. The agent must sign the petition in below, and provide address and telephone number

SIGNATURE *John Hellmann*

ADDRESS *1343 Parmer Dr., Florissant, MO 63031*
 STREET CITY STATE ZIP CODE

TELEPHONE NUMBER *314-496-0596*
 BUSINESS

I (we) the petitioner (s) do hereby appoint *John Hellmann* as
 my (our) duly authorized agent to represent me (us) in regard to this petition.
 Print name of agent.

Dave W. Otto
 Petitioner or authorized agent's signature

NOTE: When the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and to make a presentation, the same individuals must also appear before the City Council at the Public Hearing to make the presentation and no one else will be permitted to make the presentation to the City Council.

IF DESCRIPTIONS OF PLATS OR SURVEYS ARE INCORRECT, OR IF THE PETITION FORM IS NOT CORRECTLY AND COMPLETELY FILLED OUT, IT WILL BE RETURNED FOR ADDITIONS OR CORRECTIONS AND WILL HAVE TO BE RE-SUBMITTED.

REQUIRED INFORMATION

Please mark an "X" in the appropriate type of operation then fill in applicable section (a), (b) or (c). Corporations are to submit copy of Missouri corporate papers with registration papers.

1) Type of Operation:
Individual _____ Partnership _____ Corporation X

(a) If an individual:

- (1) Name and Address _____
- (2) Telephone Number _____
- (3) Business Address _____
- (4) Date started in business _____
- (5) Name in which business is operated if different from (1) _____
- (6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

- (1) Names & addresses of all partners _____
- (2) Telephone numbers _____
- (3) Business address _____
- (4) Name under which business is operated _____
- (5) If operating under fictitious name, provide date the name was registered with the State of Missouri, and a copy of the registration.

(c) If a corporation:

- (1) Names & addresses of all partners DAVID W. OTTO GLENN R. OTTO
- (2) Telephone numbers 314-831-0220 SAME
- (3) Business address 2635 N. HWY 67 SAME
- (4) State of Incorporation & a photocopy of incorporation papers MO.
- (5) Date of Incorporation _____
- (6) Missouri Corporate Number 10818332
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. _____
- (8) Name in which business is operated HANDYMAN HARDWARE, INC.
- (9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

Please fill in applicable information requested. If the property is located in a strip center, give the dimensions of your space under square footage and do not give landscaping information.

Name Handyman TrueValue Hardware

Address 500 W. Washington

Property Owner Otto Partnership, LLC

Location of property St. Ferdinand Common Fields - Parcel ID: 08K610726

Dimensions of property See site plan,

Property is presently zoned _____ Requests Rezoning To —

Proposed Use of Property Existing Hardware Store

Type of Sign Ground sign w/digital display Height _____

Type of Construction Existing Number Of Stories Existing

Square Footage of Building '' Number of Curb Cuts ''

Number of Parking Spaces '' Sidewalk Length ''

Landscaping: No. of Trees '' Diameter ''

No. of Shrubs '' Size ''

Fence: Type '' Length '' Height ''

PLEASE SUBMIT THE FOLLOWING:

1. Plan or drawing showing zoning of adjoining properties.
2. Plan or drawing showing location of property in relation to major streets and all adjoining properties.
3. Drawing showing measurement of tract and overall area of tract.
4. Plan or drawing showing proposed parking layout, landscaping, parking lighting and trash enclosure.
5. If Special Permit is for a sign show location of sign on plot plan.

PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION

(Close legal description with acreage to the nearest tenth of an acre).

Provide a legal description of the property. If part of a shopping center list address and state part of what shopping center (i.e.: 351 N. Highway 67 part of Florissant Meadows Shopping Center). If property is a single lot, list full written legal description with bearings and distances.

500 W. Washington - Amending Existing Ordinance #

St. Ferdinand Common Fields - Parcel ID: 08K610726

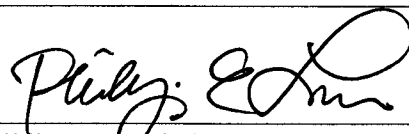
PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

Provide a drawing of a location map showing the nearest major intersection.

OFFICE USE ONLY

Date Application reviewed _____

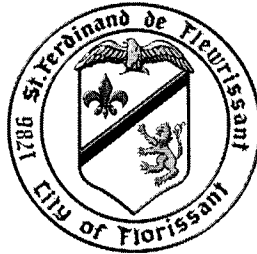
STAFF REMARKS: _____



Building Commissioner or Staff Signature

1

MEMORANDUM



2

CITY OF FLORISSANT- BUILDING DEPARTMENT

3

"The mission of the Building Department is to enforce building, zoning, and property maintenance codes and to provide life safety services that result in enhancing the quality of life for the residents of the City of Florissant."

4

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To: Planning and Zoning Commissioners Date: November 29, 2017

8

9

From: Philip E. Lum, AIA-Building Commissioner cc: Louis B. Jearls, Jr., P.E. PWLF
Director of Public Works
Applicant
File

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Subject: **500 W Washington (Handy Man Hardware) - Request recommended approval** for a Special Use to allow for changes to a ground sign including a digital sign, in a 'B-3' Zoning District.

15

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STAFF REPORT

19

CASE NUMBER PZ-120417-2

20

21

I. PROJECT DESCRIPTION:

22

This is a request for Request **recommended approval** for a Special Use to allow for changes to a ground sign including a digital sign, in a 'B-3' Zoning District.

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26

II. EXISTING SITE CONDITIONS:

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The existing property at **500 W Washington** is currently Handyman Hardware location.

28

29

The site has a stand-alone brick building with metal trim and off-street parking lot first built in 1958 with subsequent additions.

30

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32

There is an existing ground sign on premises adjacent to Washington, built under permit first approved in 1983 for Airport Lumber.

33

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35

36

III. SURROUNDING PROPERTIES:

37

The property to the South and West is Dierberg's located within the 'B-3' Zoning District. Abutting to the West are 306 N Hwy 67 in the 'B-3' Zoning District and Jimmy John's located in a 'B-5' Zoning District.

38

39

40

41 **IV. STAFF ANALYSIS:**

42 The application is accompanied by a site map and proposed change to replace and
43 enclose and to include new digital sign. Staff has the following review comments:
44

45 **Signage**

- 46 1. Proposed change to replace existing signs with approximate same area from a
47 total of 119.9 s.f. to a total of 120.8 s.f.
48 2. Posts are shown to be enclosed by metal.
49
50 3. A new digital sign is proposed.
51
52 4. The height of the existing sign is 28 feet. The proposed new height is 24 feet.

53 **Location**

- 54 5. The pole sign location is proposed to remain, approximately 11 feet from the
55 r.o.w.
56

57 **VI. STAFF RECOMMENDATIONS:**

58 **Suggested Motion:**

59 I move to **recommend approval** of the sign presented, according to the proposal
60 prepared by the petitioner as described related documents and incorporating the
61 site map and sign drawing by AdMedia Signs for the proposed sign. Approval is
62 subject to the regulations of the City of Florissant building code, and the
63 following additional requirements:
64

65
66 There shall be one (1) digital ground sign, as shown on site map drawing by
67 AdMedia Signs of the proposed sign with the following restrictions:

- 68 a. Digital sign shall display only static images for a minimum of 10
69 second intervals, Digital sign shall display no glare, flashing, scrolling
70 or animation.
71 b. There shall be no affects between static images displayed.
72 c. The sign shall be dimmable at night to prevent glare.
73 d. Digital sign shall conform to the City's ordinance regarding digital
74 sign code once adopted.
75

76 **1. GENERAL DEVELOPMENT CONDITIONS.**

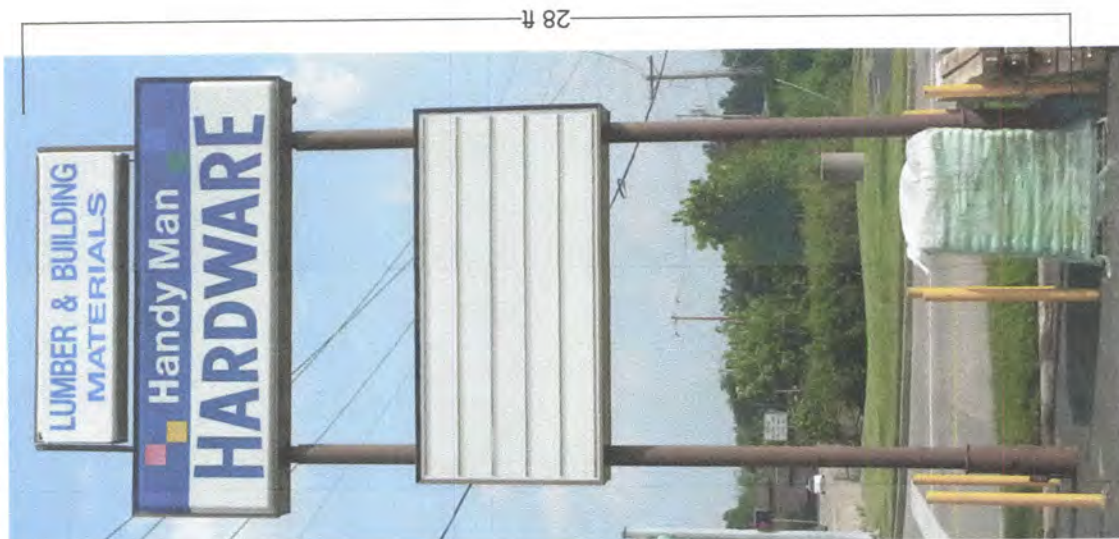
77
78 Unless, and except to the extent, otherwise specifically provided, the sign shall be
79 effected only in accordance with all ordinances of the City of Florissant.
80

81 **2. PROJECT COMPLETION.**

82 Construction shall start within 30 days of the issuance of building permits for the
83 project and shall be installed in accordance of the approved construction plan
84 within 180 days of start of construction.

85 (end report)

EXISTING



30" x 97"
20.2 sq ft

48" x 144 1/2"
49.2 sq ft

60 1/2" x 120 1/2"
50.5 sq ft

119.9 Sq Ft
TOTAL
EXISTING

PROPOSED



UL LISTED

AdMedia
LED signs
 Outdoor LED Advertising Solutions
 (314) 496-0596
 AdMediasigns@gmail.com



Handyman True Value Hardware
 500 W. Washington
 Florissant, MO 63031



Sign is 59 ft. from center line of street and 20 ft. from edge of curb.

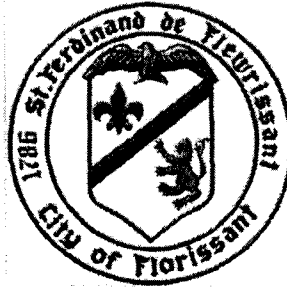
Handyman True Value Hardware
500 W Washington
Florissant, MO 63031

AdMedia
 **LED signs**
Outdoor LED Advertising Solutions
(314) 496-0596
AdMediasigns@gmail.com

watchfire 
Time-O-Matic

AUTHORIZED DEALER

APPLICATION TO THE CITY OF FLORISSANT PLANNING AND ZONING COMMISSION TO ESTABLISH A B-5 PLANNED COMMERCIAL DISTRICT



PLANNING & ZONING ACTION:

Address of Property:

8115 N. Lindbergh Blvd.

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

Council Ward 3 Zoning B-5

SIGN.

DATE: 12/4/2017

Initial Date Petitioner Filed _____
Building Commissioner to complete
ward, zoning & date filed

PETITION FOR A B-5 RE-ZONING:

1) Comes Now Roaring Fork Capital, LLC

(Individual's name, corporation, partnership, etc.)

Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As).

and states to the Planning and Zoning Commission that he (she) (they) has (have) the following legal interest in the tract of land located in the City of Florissant, State of Missouri, described on page 3 of this petition.

Legal interest in the Property Owner

State legal interest in the property. (i.e., owner of property, lease); also submit copy of deed or lease or letter of authorization from owner to seek a special use.

A. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which the Permit is petitioned by giving bearings & distances (metes and bounds). Not required if description is identical to "B".

B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property drawn to a scale of 100 feet or less to the inch, referenced to a point easily located on the ground as street intersection, centerline of creek having a generally known name, etc., showing dimensions, bearings and distances of the property, north arrow and scale.

C. Acreage to nearest tenth of an acre of the property for which rezoning is petitioned .47


2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a B3 District and is presently being used for: Vacant

State current use of property, (or, state: vacant).

3. The petitioner(s) hereby state(s) the following purpose to justify the re-zoning to a B-5:
To allow for a new freestanding Dunkin Donuts with Drive-Thru

List purpose for this request.

4. The petitioner(s) further states(s) that they (he) (she) can comply with all of the requirements of the City of Florissant, including setback lines and off-street parking.
5. The petitioner(s) further state(s) that they (he) (she) further represent(s) and warrants that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity or consideration, directly or indirectly, to any official employee or appointee of the City of Florissant, with respect to this application.

PRINT PETITIONER'S NAME Tim Kaufmann
PETITIONER(S) SIGNATURE (S) 

FOR _____
(company, corporation, partnership)

Print and sign application. If applicant is a corporation or partnership signature must be a CORPORATE OFFICER or LLC Managing PARTNER. NOTE: Corporate officer is an individual named in corporate papers.

6. I (we) hereby certify that (indicate one of the following):
() I (we) have a legal interest in the herein above described property.
() I am (we are) the duly appointed agent(s) of the petitioner (s), and that all information given here is true and a statement of fact.

Petitioner may assign an agent to present petition to the Commission and Council. The agent must sign the petition in this section, and provide address and telephone number

SIGNATURE _____

ADDRESS _____
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER _____
BUSINESS

I (we) the petitioner (s) do hereby appoint _____ as
Print name of agent.
my (our) duly authorized agent to represent me (us) in regard to this petition.

Signature of Petitioner(s) or Authorized Agent

NOTE: Be advised when the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and make the presentation, the same individuals must also appear before the City Council for that presentation. Also if the descriptions of plats or surveys are incorrect, or if the petition form is not correctly and completely filled out it will be returned for corrections and may have to be re-submitted.

Please check the box for the appropriate type of operation then fill in applicable section (a), (b) or (c). Corporations are to submit copy of Missouri corporate papers with registration papers.

1) Type of Operation: Individual: Partnership: Corporation/LLC:

(a) If an Individual:

- (1) Name and Address _____
- (2) Telephone Number _____
- (3) Business Address _____
- (4) Date started in business _____
- (5) Name in which business is operated if different from (1) _____
- (6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a Partnership:

- (1) Names & addresses of all partners _____
- (2) Telephone numbers _____
- (3) Business address _____
- (4) Name under which business is operated _____
- (5) If operating under fictitious name, provide date the name was registered with the State of Missouri, and a copy of the registration.

(c) If a Corporation or LLC:

- (1) Names & addresses of all partners Tim Kaufmann, 4 Willow Hill Rd. 63124
- (2) Telephone numbers 314-280-2540
- (3) Business address 34 N. Brentwood Blvd. Suite 201, 63105
- (4) State of corporation & a photocopy of incorporation papers Missouri
- (5) Date of corporation August, 2014
- (6) Missouri Corporate Number LC001415949
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration.
- (8) Name in which business is operated Roaring Fork Capital, LLC
- (9) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

Please fill in applicable information requested.

Name Tim Kaufmann

Address 4 Willow Hill Rd, 63124

Property Owner Lampe, LP

Location of property 8115 N. Lindbergh Blvd. Florissant, MO 63031

Dimensions of property 151'x 120'/155' IRR.

Current Use of Property Automotive repair (B-3)

Proposed Use of Property Fast food

Type of Sign Pole Height 25'

Type of Construction Wood Frame/masonry Number Of Stories 1

Square Footage of Building 2,041 Number of Curb Cuts 1

Number of Parking Spaces 15 Sidewalk Length 85'

Landscaping: No. of Trees 12 Diameter 2.5" minimum

No. of Shrubs 96 Size 5 gallon

Fence: Type Vinyl Length 300' Height 6'

PLEASE SUBMIT NINE (9) FOLDED COPIES OF THE FOLLOWING:

1. Plan or drawing showing zoning of adjoining properties.
2. Plan or drawing showing location of property in relation to major streets and all adjoining properties.
3. Drawing showing measurement of tract and overall area of tract.
4. Plan or drawing showing proposed parking layout, landscaping, parking lighting, signage and trash enclosure.

**PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS
PETITION**

(Close legal description with acreage to the nearest tenth of an acre).

Provide a legal description of the property. If part of a shopping center list address and state part of what shopping center (i.e.: 351 N. Highway 67 part of Florissant Meadows Shopping Center). If property is a single lot, list full written legal description with bearings and distances.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

Provide a drawing of a location map showing the nearest major intersection or include on plans.

Legal Description

Lot K of DeSmet Circle, a subdivision in the County of Saint Louis, Missouri, according to the recorded plat thereof, as recorded in Plat Book 83, Page 45 Saint Louis County Records. EXCEPTING THEREFROM that part taken by Condemnation Suit 285655 of the Circuit Court of St. Louis County, Missouri, for right of way of State Highway M "140". ALSO, That part of Southwell Lane one hundred and twenty feet (120) back from North Lindbergh Boulevard between the properties of 8125 and 8115 North Lindbergh Boulevard and 8231 North Lindbergh released and vacated by an Ordinance of the City of Florissant, Missouri, a copy of which is recorded in Book 16147 Page 707.

STAFF CHECK LIST / REVIEW SHEET

ADDRESS OF PROPERTY _____ CURRENT ZONING _____

PROPERTY OWNER OF RECORD _____ PHONE NO. _____

AUTHORIZED AGENT _____ PHONE NO. _____

PROPOSAL _____

1) a. Uses - Are uses stipulated Yes / No

b. What current District would this proposal be a permitted use: _____

c. Proposed uses for out lots: _____

2) Performance Standards:

a) Vibration: Is there any foreseen vibration problems at the property line? Yes / No

b) Noises: Will the operation or proposed equipment exceed 70 decibels? Yes / No

c) Odor is there any foreseen problem with odor? Yes / No

d) Smoke: Will the operation emit any smoke which could exceed a density described as No. I on the Ringleman Chart? Yes / No

e) Toxic gases: Is there any foreseen emission of toxic gases from the operation? Yes / No

f) Is there foreseen emission of dirt, dust, fly ash, and other forms of particle matter? Yes / No

g) Is there any dangerous amount of radiation produced from the operation? Yes / No

h) Is there any glare or heat which would be produced outside of an enclosure? Yes / No

i) Is screening of trash dumpsters, mechanical equipment, incinerators, etc, shown? Yes / No

j) Is buildings screened from adjoining residential? Yes / No

3) Are height of structures shown? Yes / No

4) Are all setbacks shown? Yes / No

5) Are building square footages shown? Yes / No

6) What is the exterior construction of the buildings? _____

7) Is off street loading shown? Yes / No

8) Parking:

a) Does parking shown meet the ordinance? Yes / No

b) Is a variance required in accordance with the ordinance? Yes / No

c) Ratio shown _____ to _____

d) Total Number _____

e) Will cross access and cross parking agreements be required? Yes / No

f) Is the parking lot adequately landscaped? Yes / No

9) Are there any signs? Yes / No

Number of signs shown _____

Type of Signs _____

Are sizes, heights, details, and setbacks shown? Yes / No

10) Are existing and proposed contours shown at not more than five (5) feet intervals? Yes / No

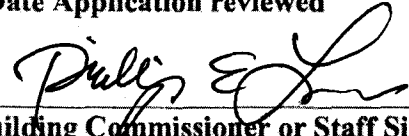
11) Is the approximate location of all isolated trees having a trunk diameter of six inches or all tree masses and proposed landscaping shown? Yes / No

- 12) Are two section profiles through the site showing preliminary building form, existing natural grade and proposed final grade shown? Yes / No
- 13) Is proposed ingress/egress onto the site and internal traffic movements shown? Yes / No
- 14) Was a traffic study submitted? Yes / No
Does the City Staff recommend a traffic study? Yes / No
- 15) Are preliminary plans for sanitation and drainage (sanitary & storm water) facilities shown? Yes / No
- 16) Is a legal description of the property shown? Yes / No
Does legal description appear to be proper? Yes / No
- 17) Is an out-boundary plat of the property submitted? Yes / No
- 18) Suggested time limitations of construction: Start _____ Finish _____
- 19) Is parking lot lighting shown? Yes / No
- 20) Are new walkways required? Yes / No
- 21) Is there sufficient handicapped access? Yes / No
- 22) a) Are there proposed curb-cuts? Yes / No
b) Do the curb-cuts meet the City ordinances? Yes / No
- 23) Will this project require any street improvements? Yes / No
- 24) Staff recommendations for site development plans: _____

- 25) Staff Comments: _____
- _____
- _____
- _____

11.29.17

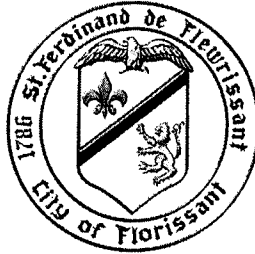
Date Application reviewed



Building Commissioner or Staff Signature

1

MEMORANDUM



CITY OF FLORISSANT- BUILDING DEPARTMENT

"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."

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To: Planning and Zoning Commissioners Date: November 29, 2017

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From: Philip E. Lum, AIA-Building Commissioner c: Louis B. Jearls, Jr. - P.E.,
 PWLF Director Public Works
 Deputy City Clerk
 Applicant
 File

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Subject: Request Recommended Approval of a **Rezoning to a 'B-5' at 8115 N. Lindbergh, Dunkin Donuts**, in an existing 'B-3' Zoning District.

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STAFF REPORT

CASE NUMBER PZ-120417-3

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I. PROJECT DESCRIPTION:

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The request before the commission is a returning request to rezone the property located at 8115 N. Lindbergh from the 'B-3' Extensive Business District to a 'B-5' Planned Commercial District to allow for the development of a sit-down, carryout restaurant with drive-up service. The property is approximately 0.47 acres. The proposed building will be **2,041 square feet. The petition has returned due to non execution by the first potential operator. Since the new potential operator is not the holder of the 'B-5', and in consideration of the age of the issued ordinance to a different party, the City Attorney has determined that the best course of action is to re-apply for the rezoning for Roaring Fork Capital, LLC. This report highlights any differences in the last proposal.**

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BUILDING DESIGN:

The application is accompanied by drawings 1 of 2 dated 9/7/16 by Pickett, Ray, Silver, 2 of 2 dated 9/7/16 by Pickett, Ray, Silver, 5.0, SP1.0 and SP2.0 all dated 11/13/15 by Rheinhardt & Associates, Architects.

The exterior of the building is proposed to be constructed of brick, cement siding and EIFS.

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PARKING, DRIVEWAYS AND STACKING:

There are **15 parking spaces proposed**, 9 feet wide by 19 feet long. Parking spaces will be provided primarily on the north side of the property. The traffic flow is one-way in a counterclockwise direction. There is a dual drive proposed around the West and South sides of the building. One is a drive- up order lane and the other is a bypass lane. The drive up area shown contains 1 vehicle at the window and 6 vehicles stacked per code. There is a curb cut onto the highway and one right-out curb cut shown with shared access. Connection has been cut off between this property and the adjacent gas station as shown. The curb cut on the property is shown about 35 feet wide.

WALKWAYS:

There are no new proposed, however, front walkway in accord with the Lindbergh Improvement Program is existing and is shown to remain.

LANDSCAPING:

The Lindbergh Improvement Program plantings shown outside the property lines, There are landscaped areas at the corners of the main parking area. There are **96** shrubs shown. The perimeter of the building appears to contain a planting bed on the south and west sides of the building. Since the building is about 65'x35', the required number of shrubs for building planting is about 40, also 3 frontage trees are required and 1 landscaped island. Sheet 1 of 2 shows 12 ornamental trees. Therefore the proposed plan exceeds the requirements.

STORMWATER AND SANITARY SEWER:

The proposed storm water management is now shown as inlets on the Sheet 1 of 2.

SITE LIGHTING:

As indicated on Sheet SP-2.0, There are 5 light poles provided on the site. The Photometric drawing indicates the light level range on site.

SIGNAGE:

The proposal includes a new post sign 17 feet from the property line, 33.6 feet from the curb **and approximately 6.5' from the property line**. One directional sign is shown at 4'-10" high, not near the property line (one has been omitted). There will also be a menu board for the drive up order lane. There will also be wall signs at 10 feet tall x8.5 feet wide=85 s.f.x 0.67= 57 s.f.

II. EXISTING SITE CONDITIONS:

87 The property is currently a vacant building to be removed and parking area which also
88 must undergo demolition. The applicant has reviewed the project with MoDOT.

89
90

91 **III. SURROUNDING PROPERTIES:**

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93 The property to the west 855 Southwell and three properties to the south, 860, 870 and
94 890 Loyola are zoned 'R-4' a single family residential. The property to the NE is 8123
95 N. Lindbergh, in a 'B-3' Zoning District.

96

97

98 **IV. STAFF ANALYSIS:**

99

100 The building is not in compliance with the masonry ordinance. Instead, the petitioner
101 proposes consideration of specific areas of cement siding that does have long lifespan and
102 EIFS. It is shown on the plans that a trash enclosure is proposed no material is called out.
103 The height of the building is a maximum of twenty one feet three inches in height.

104

105 The parking calculations are shown on 1 of 1, compliant with ordinance as well as the
106 parking lot landscaping, which states:

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*1 space for every 2 seats plus 2 spaces for every 3 employees on the maximum shift and
5 stacking plus 1 at order station*

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The site plan indicates a cross access easement with the car lot at the right out entrance of
the gas station

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Because this is a 'B-5' adjacent to residential districts, the zoning code requires
screening. There will be a need to screen this property from the adjacent residentially
zoned property to the south and west. A 6 foot vinyl fence is shown along these property
lines.

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Because this property is not over one acre, an irrigation system is not required per section
405-250 of the zoning code.

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The proposal includes locating one directional sign to within ten feet of the North
Lindbergh property line.

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VI. STAFF RECOMENDATIONS:

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1. Subject to Council Approval, that all exterior walls be constructed of masonry per
section 500.040 of the City Code

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Suggested Motion:

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I move to recommend approval to rezone **8115 N. Lindbergh, Dunkin Donuts**
from 'B-3' to a 'B-5' Planned Commercial District to allow a sit-down, carryout

133 and drive-thru restaurant subject to the conditions set forth below with these
134 conditions being part of the record:

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136
137 **1. PERMITTED USES**

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139 The use permitted in this 'B-5' Planned Commercial District shall be limited
140 to a sit down, carry out and drive-thru restaurant.

141
142 **2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS**

143 The building space shall be limited to a single story 2,041 square foot building
144 with uses permitted within the B-3 "Extensive Business District" without a
145 Special Permit.

146
147 **3. PERFORMANCE STANDARDS**

148 In addition to all other requirements, uses within the "B-5" Planned
149 Commercial District shall conform to the most restrictive performance
150 standards as follows:

- 151 1. Vibration. Every use shall be so operated that the maximum
152 ground vibration generated is not perceptible without instruments
153 at any point on the lot line of the lot on which the use is located.
- 154 2. Odor. Every use shall be so operated that no offensive or
155 objectionable odor is perceptible at any point on the lot line on
156 which the use is located.
- 157 3. Smoke. Every use shall be so operated that no smoke from any
158 source shall be emitted of a greater density than the density
159 described as No. 1 on the Ringelmann Chart as published by the
160 United States Bureau of Mines.
- 161 4. Toxic gases. Every use shall be so operated that there is no
162 emission of toxic, noxious or corrosive fumes or gases.
- 163 5. Emission of dirt, dust, fly ash and other forms of particulate matter.
164 Emission of dirt, dust, fly ash and other forms of particulate matter
165 shall not exceed eighty-five one-hundredths (0.85) pounds per one
166 thousand (1,000) pounds of gases of which amount not to exceed
167 five-tenths (0.5) pound per one thousand (1,000) pounds of gases
168 shall be of such size as to be retained on a 325-mesh U.S. standard
169 sieve. In the case of emission of fly ash or dust from a stationary
170 furnace or a combustion device, these standards shall apply to a
171 condition of fifty percent (50%) excess air in the stack at full load,
172 which standards shall be varied in proportion to the deviation of
173 the percentage of excess air from fifty percent (50%).
- 174 6. Radiation. Every use shall be so operated that there is no
175 dangerous amount of radioactive emissions.
- 176 7. Glare and heat. Any operation producing intense glare or heat
177 shall be performed in an enclosure in such a manner as to be
178 imperceptible along any lot line.

- 179 8. Screening.
180 a. All mechanical equipment, air-handling units, cooling towers,
181 condensers, etc., on roof or grade shall be screened architecturally
182 in such a manner as to be a part of the design of the building.
183 b. Incinerators and stacks shall be enclosed in the same material as
184 the main exterior building material.
185

186 4. TRASH SCREENING

187 Trash container shall be kept within a metal gated sight-proof fenced area.
188

189 5. PLAN SUBMITTAL REQUIREMENTS

190 A final site development plan shall be submitted to the Building
191 Commissioner to review for compliance to this ordinance and other city
192 ordinances prior to issuance of land disturbance permits or building
193 permits. Final Development Plan shall include improvements as shown on
194 Drawings 1 of 2 dated 9/7/16 by Pickett, Ray, Silver, 2 of 2 dated ~~9/7/16~~ 8/30/16
195 by Pickett, Ray, Silver, 5.0, SP1.0 and SP2.0 all dated 11/13/15 by
196 Rheinhardt & Associates, Architects.
197

198 3. SITE DEVELOPMENT PLAN CRITERIA:
199

200 a. Height, Area And Bulk Restrictions:
201

- 202 1. Height, Area And Bulk Regulations. The height, area and bulk
203 regulations for uses in the "B-3" Extensive Commercial District
204

205 b. Internal Drives:
206

- 207 (1) There shall be parking to be indicated on the Final Development Plan.
208

209 c. Minimum Parking/Loading Space Requirements.
210

- 211 (1) There shall be a minimum of 15 parking spaces provided on the
212 property.
213

214 d. Road Improvements, Access and Sidewalks

215 Final Development shall include Lindbergh Improvement Plan
216 enhancements along the frontage.
217

218 e. Lighting Requirements.
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220 Lighting of the property shall comply with the following standards and
221 requirements:
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- 223 (1) The light level for parking lot lighting shall be 0.5 fc minimum as
224 indicated on **SP-2.0 attached.**

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- (2) All site lighting and exterior building lighting shall be directed down and inward.

f. Sign Requirements.

- (1) There shall be one post sign, wall signs as shown on A-5.0 and a directional sign as shown located on the ~~SP-1.0 Plan~~ attached. *by Pickett, Ray. Silver*
1 of 2
- (2) All other signage shall comply with the City of Florissant sign ordinance for commercial districts.

g. Landscaping and Fencing.

- (1) Landscaping indicated on the Final Development Plan shall be as shown on the attached sheet 1 of 2.
- (2) Any modifications to the landscaping shall be reviewed and approved by the Planning and Zoning Commission.

h. Storm Water.

Storm Water and drainage facilities shall comply with the following standards and requirements:

- (1) The Director of Public Works shall review the storm water plans to assure that storm water flow will have no adverse affect the neighboring properties.
- (2) No building permits shall be issued until the storm water plan has been approved by the St. Louis Metropolitan Sewer District.

i. Miscellaneous Design Criteria.

- (1) All applicable parking, circulation, sidewalks, and all other site design features shall comply with the Florissant City Code.
- (2) All dumpsters and grease containers shall be contained within a trash enclosure with gates, compatible with existing building.
- (3) All storm water and drainage facilities shall be constructed, and all landscaping shall be installed, prior to occupancy of the building, unless remitted by the Director of Public Works due to weather related factors.

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- (4) All mechanical equipment, electrical equipment, and communication equipment shall be screened in accordance with the Florissant Zoning Code.
- (5) The exterior design of the buildings shall be constructed in accordance with the renderings as approved by the Florissant Planning and Zoning Commission and attached hereto.
- (6) All other requirements of the Florissant Municipal Code and other ordinances of the city shall be complied with unless otherwise allowed by this ordinance.

7. FINAL SITE DEVELOPMENT PLAN

A final site development plan shall be submitted to the Building Commissioner to review for compliance with the applicable "B-5" Planned Commercial Development ordinance prior to recording. Any variations from the ordinance approved by the City Council and/or the conceptual plans attached to such ordinance shall be processed in accordance with the procedure established in the Florissant Zoning Code.

8. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:

Any changes to the approved plans attached hereto must be reviewed by the Building Commissioner. The Building Commissioner must make a determination as to the extent of the changes per the following procedure:

- 1. The property owner or designate representative shall submit in writing a request for an amendment to the approved plans. The building commissioner shall review the plans for consistency with the purpose and content of the proposal as originally or previously advertised for public hearing and shall make an advisory determination.
- 2. If the building commissioner determines that the requested amendment is not consistent in purpose and content with the nature of the purpose as originally proposed or previously advertised for the public hearing, then an amendment to the special use permit shall be required and a review and recommendation by the planning and zoning commission shall be required and a new public hearing shall be required before the City Council.
- 3. If the building commissioner determines that the proposed revisions are consistent with the purpose and content with the nature of the public hearing then a determination of non-necessity of a public hearing shall be made.
- 4. Determination of minor changes: If the building commissioner determines that an amendment to the special use permit is not required and that the changes to the plans are minor in nature the Building Commissioner may approve said changes.

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5. Determination of major changes: If the Building Commissioner determines that an amendment to the B-5 is not required but the changes are major in nature, then the owner shall submit an application for review and approval by the Planning and Zoning commission.

9. VERIFICATION PRIOR TO OCCUPANCY PERMIT

- a. Any new roadway improvements shall be completed prior to the issuance of any final occupancy permit.
- b. Any new stormwater detention shall be completed prior to the issuance of any occupancy permit.
- c. All fencing and/or landscaping intended as screening properties shall be completed prior to the issuance of any occupancy permit, unless remitted by the Director of Public Works due to weather related factors.

10. GENERAL DEVELOPMENT CONDITIONS.

- a. Unless, and except to the extent, otherwise specifically provided herein, development shall be effected only in accordance with all ordinances of the City of Florissant.
- b. The Department of Public Works shall enforce the conditions of this ordinance in accordance with the Final Site Development Plan approved by the Planning & Zoning Commission and all other ordinances of the City of Florissant.

9. PROJECT COMPLETION.

Construction shall start within 90 days of the issuance of building permits for the project and shall be developed in accordance of the approved final development plan within 12 months of start of construction.

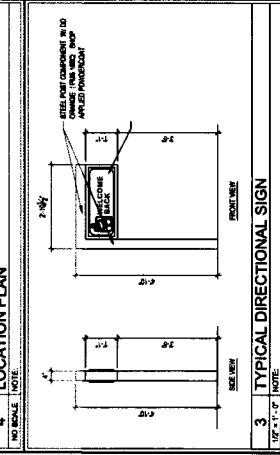
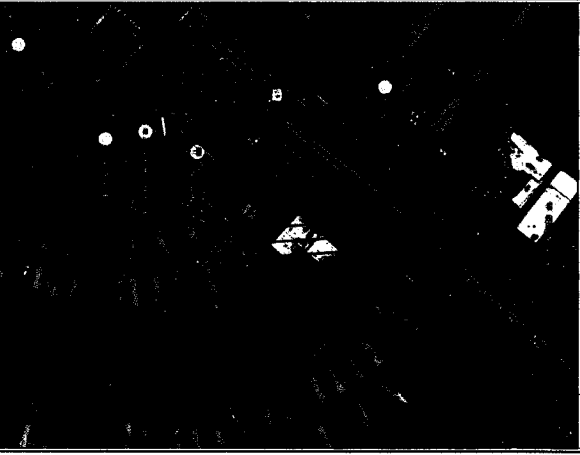
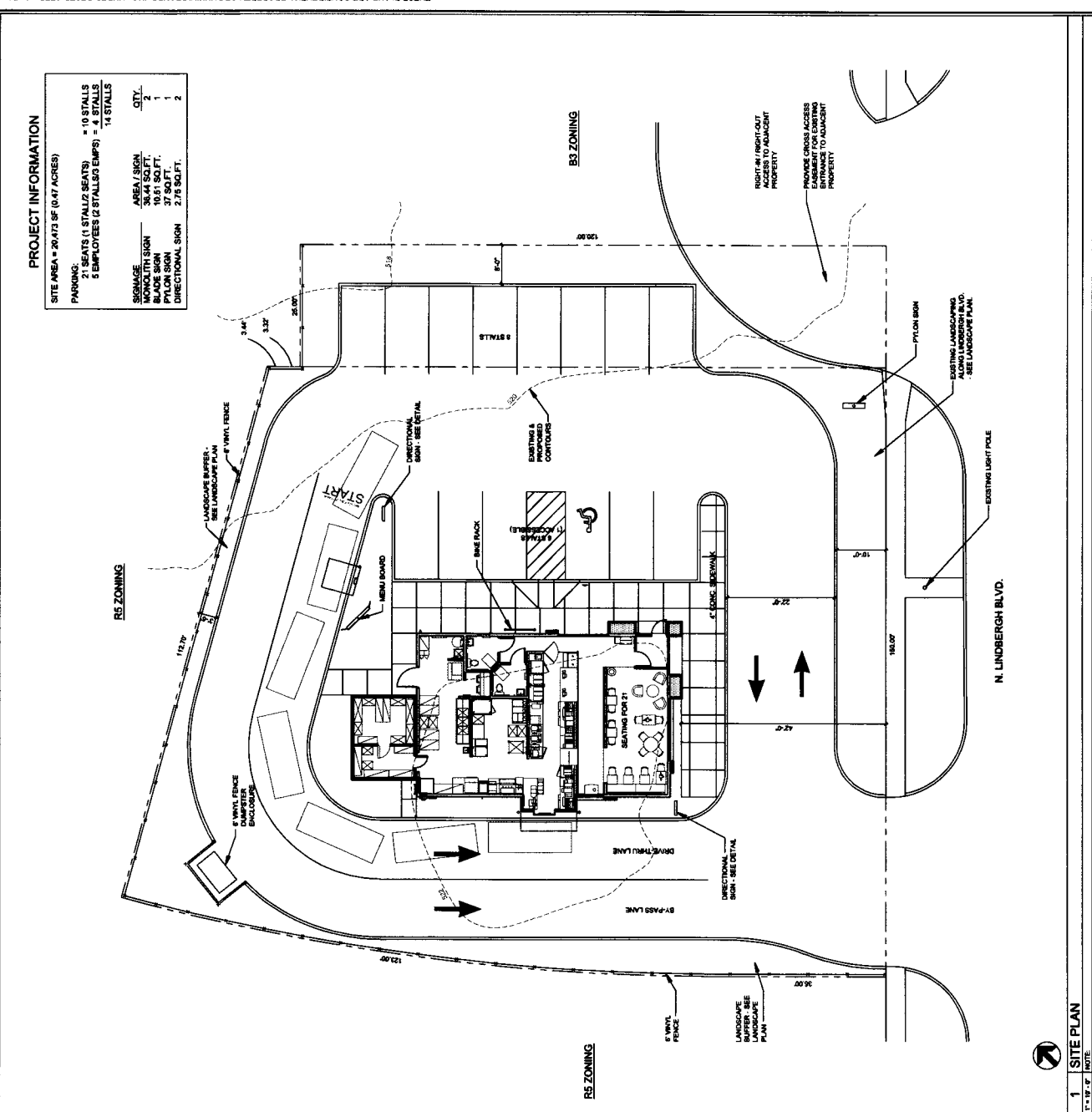
(End of report and suggested motion)



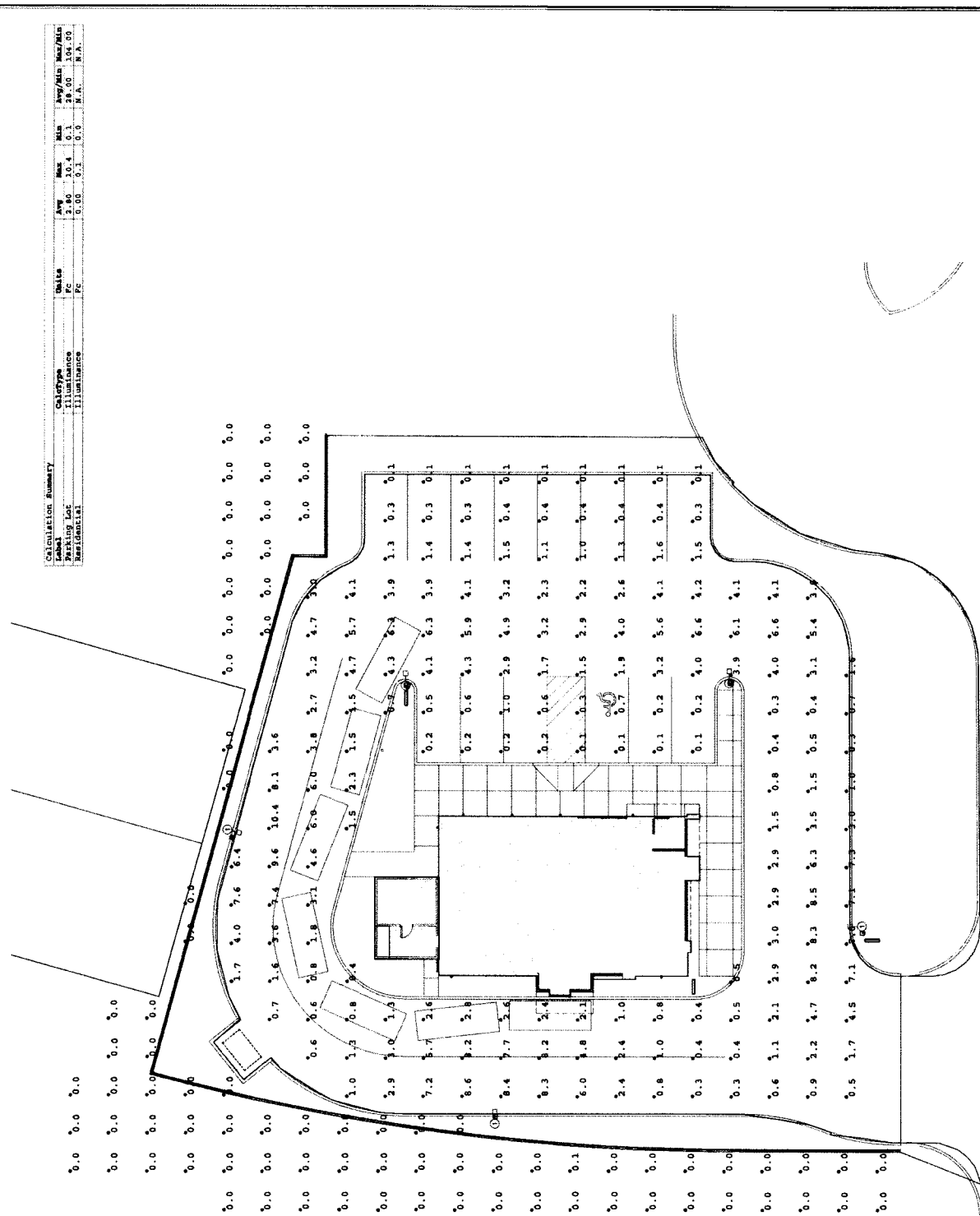
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2	DMB UPDATE	7-2-13
3	GENERAL UPDATES	2-10-14
4	GENERAL UPDATES	11-13-15
5	GENERAL UPDATES	11-13-15
6	GENERAL UPDATES	11-13-15
7	GENERAL UPDATES	11-13-15
8	GENERAL UPDATES	11-13-15
9	GENERAL UPDATES	11-13-15
10	GENERAL UPDATES	11-13-15

PC NUMBER	CONCEPT SITE PLAN
8115 N. Lindbergh Blvd., Florissant, MO	
PROPOSED DEVELOPMENT	

SP-1.0



1 SITE PLAN
1" = 10' @ 11" X 17"



Calculation Summary

Label	Category	Units	Min	Max	Avg	Avg/Min	Max/Min
Wasting Lux	Footcandle	FC	0.00	10.4	2.90	29.00	304.00
Nonuniformity	Footcandle	FC	0.00	0.1	0.00	N.A.	N.A.

THESE PLANS ARE CONFIDENTIAL PROPERTY OF DUNKIN' BRANDS, INC. UNDER RESTRICTED ACCESS.



NO.	DESCRIPTION	DATE
1	INITIAL ISSUE	4-1-13
2	DMB UPDATES	7-2-13
3	GENERAL UPDATES	2-10-14
4	GENERAL REVISIONS	11-13-15

DATE: 7-15-18
SCALE:
DATE:
CHKD:
APPD:

PROPOSED DEVELOPMENT 8115 N. Lindbergh Blvd., Forissant, MO	PC NUMBER
SITE PLAN	
SCHEMATIC LIGHTING	

SP-2.0

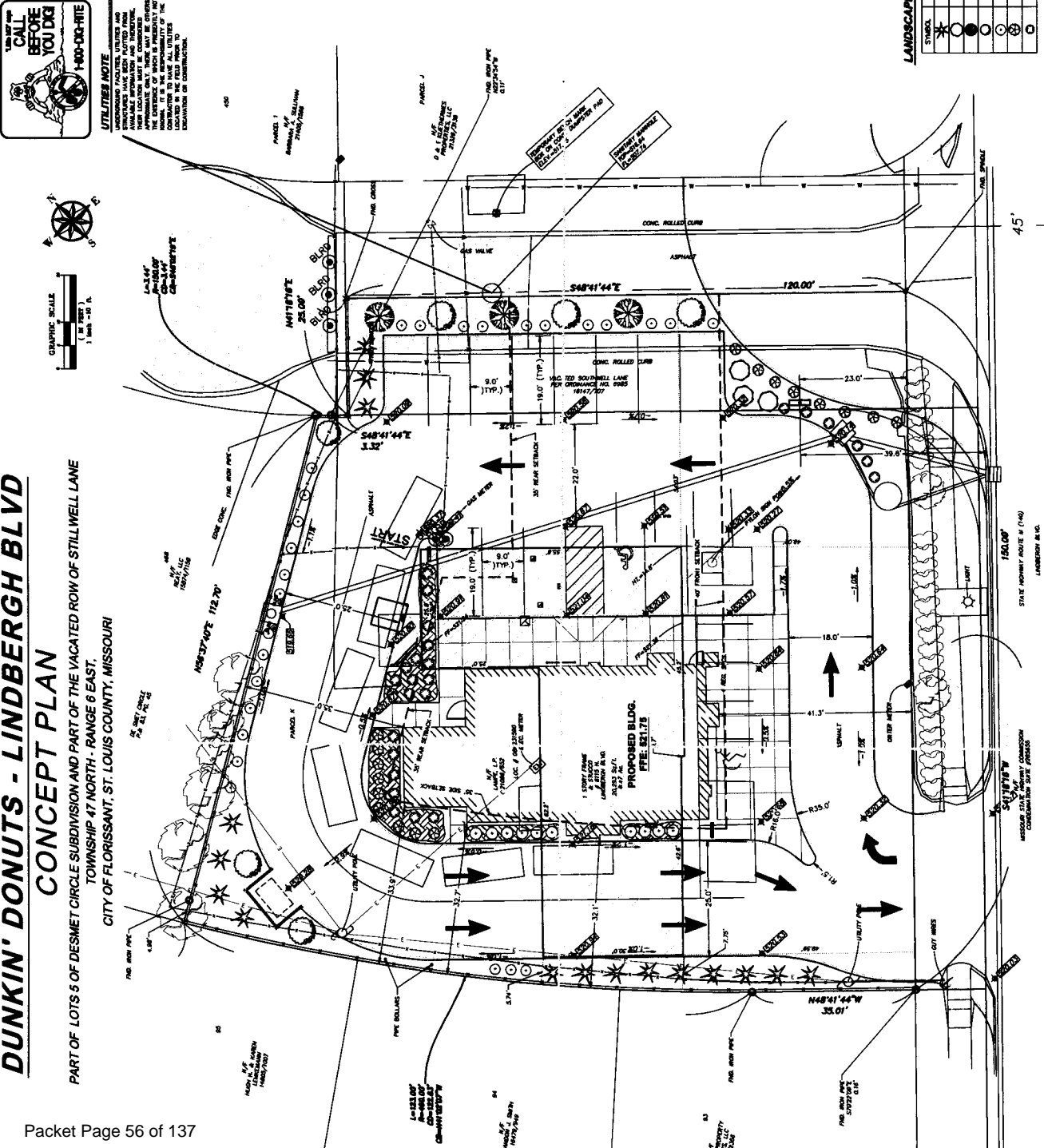
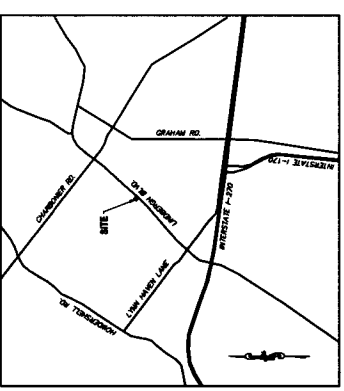
DUNKIN' DONUTS - LINDBERGH BLVD

CONCEPT PLAN

PART OF LOTS 5 OF DESMET CIRCLE SUBDIVISION AND PART OF THE VACATED ROW OF STILLWELL LANE
 TOWNSHIP 47 NORTH - RANGE 6 EAST
 CITY OF FLOISSANT, ST. LOUIS COUNTY, MISSOURI



UTILITIES NOTE
 UNDERGROUND FACILITIES, UTILITIES AND SERVICES ARE SHOWN ON THIS PLAN. APPROXIMATE ONLY. THESE MAY BE OFFERED BY THE CITY OF FLOISSANT. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.



GENERAL NOTES

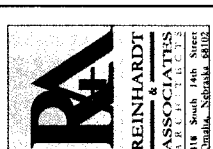
- CURRENT ZONING: T-3, EXTENSIVE BUSINESS DISTRICT
- PROPERTY ADDRESS: 115 S. LINDBERGH BLVD, FLOISSANT, MO 63021
- PARCEL ID: 0233300000
- PROPERTY OWNER: L.F. LAMAR, 115 S. LINDBERGH BLVD, FLOISSANT, MO 63021
- AREA OF TRACT: 0.47 ACRES
- PROPOSED USE: RESTAURANT
- THIS TRACT IS IN CONFORMITY WITH THE FLOISSANT VILLAGE FIRE PROTECTION DISTRICT REGULATIONS.
- EXISTING UTILITIES:
 - 1. GAS
 - 2. ELECTRIC
 - 3. TELEPHONE
 - 4. SANITARY SEWER
 - 5. WATER
 - 6. FLOOD CONTROL
 - 7. DRAINAGE
 - 8. IRRIGATION AND PERFORMANCE STANDARDS
- NOTES:
 - 1. ALL CURBS SHALL BE 4" CONCRETE.
 - 2. ALL DRIVE AISLES SHALL BE 12' WIDE.
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PARKING CALCULATION

PROPOSED USE: RESTAURANT
PARKING REQUIREMENTS: ONE (1) SPACE FOR EVERY TWO (2) SEATS PLUS ONE (1) FOR EVERY FIVE (5) EMPLOYEES AT OTHER STATIONS.
EMPLOYEES (MAX SHIFT): 4 EMPLOYEES
PARKING REQUIRED: CHAIRS = 2 + 1 SP/2 CHAIRS = 1 SPACE
 EMPLOYEES = 4 + 3 SP/2 EMPLOYEES = 1 SPACE
TOTAL = 11 SPACES
PARKING PROVIDED: 11 SPACES INCLUDES 1 1/2 V/C PARKING SPACES

LANDSCAPE SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
1	16	AMPELIS SCOPULORUM	MEADOW LAMAR	4" TALL
2	3	CORNUS FLORIDA	DOGWOOD	2 1/2" MIN. CAL.
3	3	PRUNUS CERISEA	PURSHLEAF PLUM	2 1/2" MIN. CAL.
4	6	CRATAEGUS PHENICOPHYLLA	WASHINGTON HAWTHORN	2 1/2" MIN. CAL.
5	17	ILEX MEDIO-ORIBEND	CHINA DOGWOOD HOLLY	5 CAL.
6	37	WEIGELA FLORIDA 'ALEXANDRA'	WINE AND ROSES WEIGELA	5 CAL.
7	26	BUNIAS OREGNA VELVET	GREEN VELVET BUTYDENDRUM	5 CAL.



NO	DESCRIPTION	DATE
1	INITIAL ISSUE	4-1-13
2	DWG UPDATES	7-2-14
3	GENERAL UPDATES	7-2-14
4	GENERAL REVISIONS	11-13-15

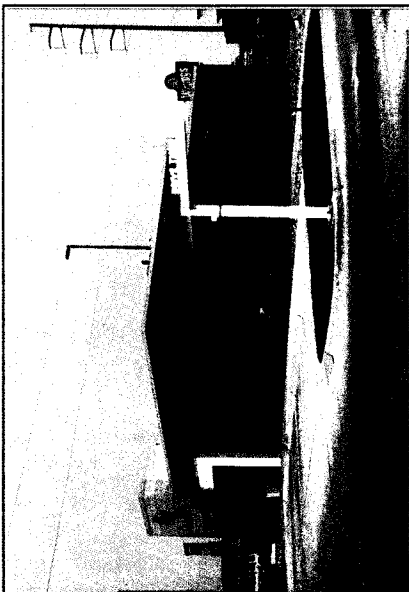
SET REVISIONS	DATE	SCALE	DRAWN	CMD	APPD
	7-15-16				

PROPOSED DEVELOPMENT, MO
8115 N. Lindbergh Blvd., Florissant, MO

EXTERIOR ELEVATIONS

PC NUMBER

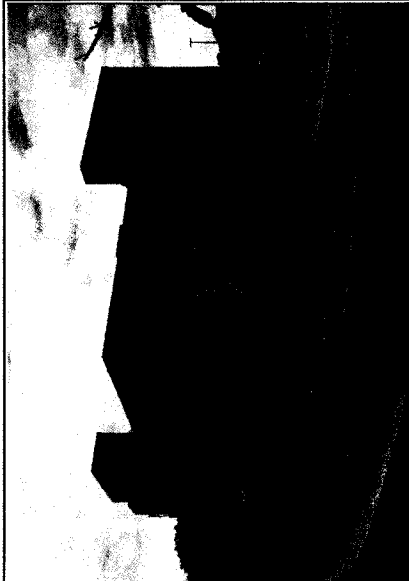
A-5.0



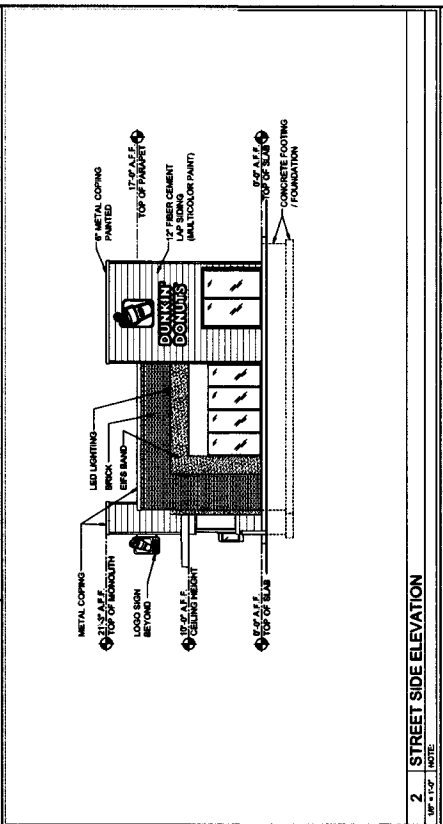
C PARKING SIDE ELEVATION
N.T.S. NOTE



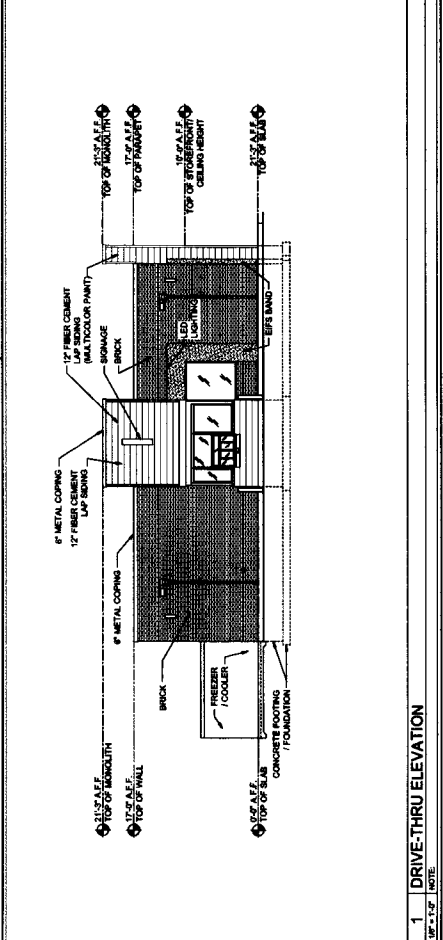
B STREET SIDE ELEVATION
N.T.S. NOTE



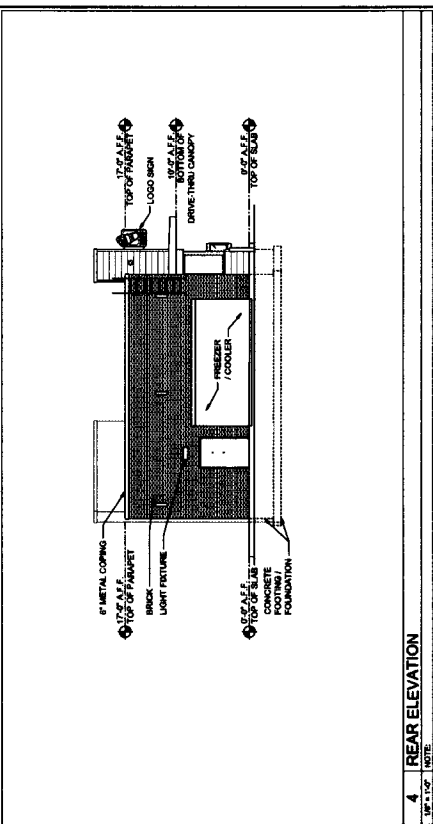
A DRIVE-THRU ELEVATION
N.T.S. NOTE



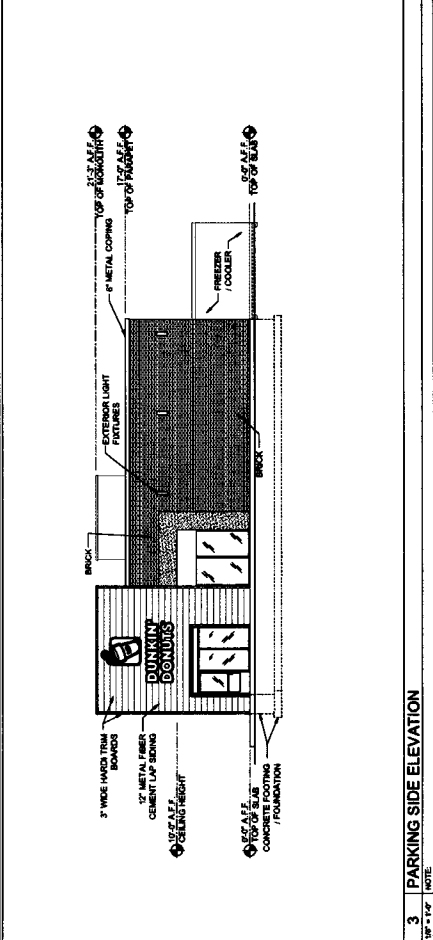
2 STREET SIDE ELEVATION
N.T.S. NOTE



1 DRIVE-THRU ELEVATION
N.T.S. NOTE



4 REAR ELEVATION
N.T.S. NOTE



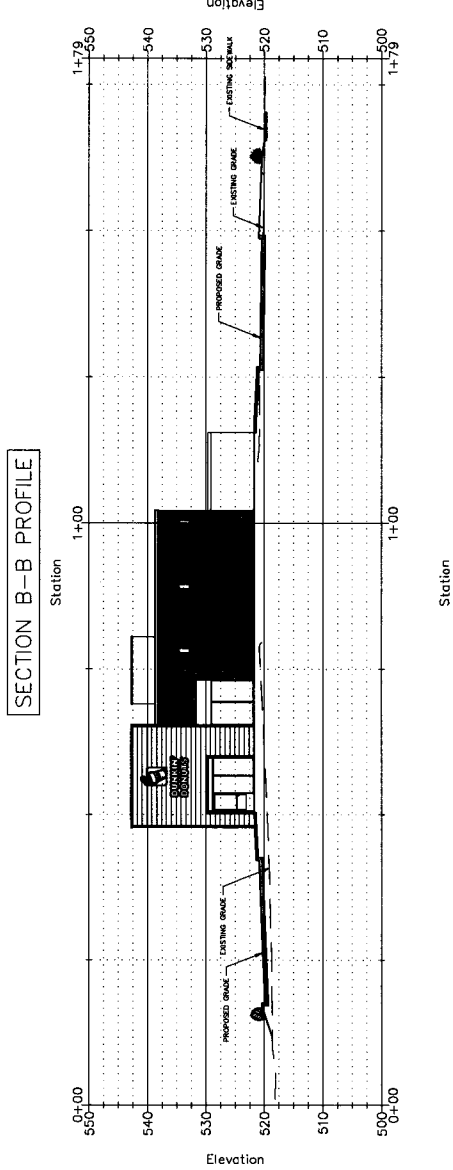
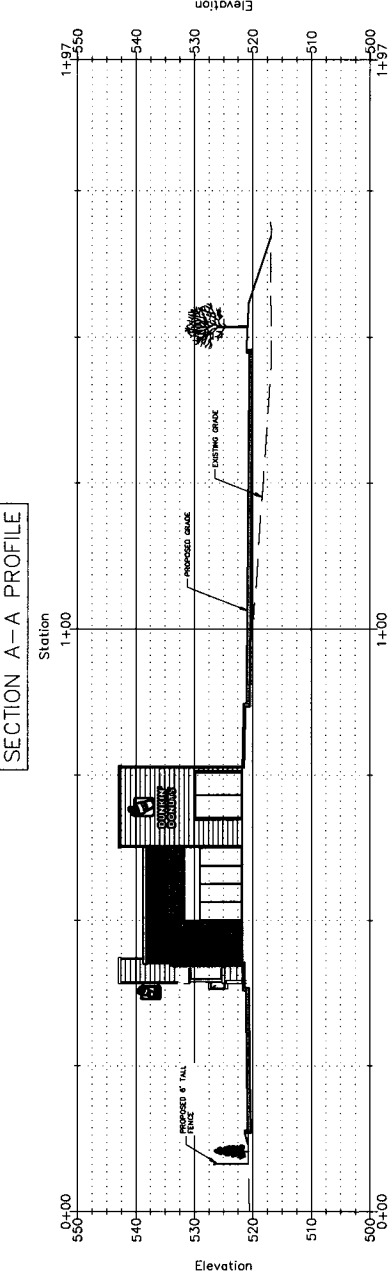
3 PARKING SIDE ELEVATION
N.T.S. NOTE

NO.	DATE	ADDITIONS AND/OR REVISIONS

THIS DOCUMENT IS THE PROPERTY OF P. RAY & S. SILVER, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THIS DRAWING. ANY REUSE OF THIS DOCUMENT FOR ANY OTHER PROJECT OR AT ANY OTHER LOCATION IS STRICTLY PROHIBITED.

DATE	ISSUED FOR
06/20/16	30% DESIGN
07/06/16	75% DESIGN
08/20/16	DATE

PROJECT # 16033 REAS.GOR
TASK # 01
DRAWN
CHECKED



CITY OF FLORISSANT

Public Hearing



In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the Florissant City Council in the Council Chambers, 955 rue St. Francois, Florissant, MO., on Monday, January 8, 2018 at 7:30 p.m. on the following proposition:

To rezone for Dunkin Donuts the property located at 8115 N. Lindbergh from the 'B-3' Extensive Business District to a 'B-5' Planned Commercial District to allow for a development of a sit-down, carryout restaurant with drive-up service. Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

CITY OF FLORISSANT, Karen Goodwin, City Clerk MMC.

CITY OF FLORISSANT

Public Hearing

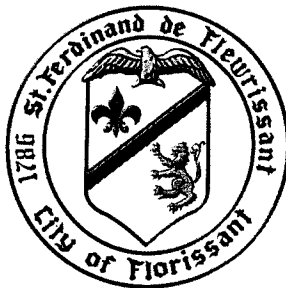


Notice is hereby given in accordance with Chapter 410.020 of the Florissant Code of Ordinances, the Subdivision Ordinance, as amended, that a Public Hearing will be held by the Florissant City Council in the Council Chambers, 955 rue St. Francois, Florissant, MO., on Monday, January 8, 2018 at 7:30 p.m. on the following proposition:

To approve the final subdivision plat for 15275 News Halls Ferry in an existing 'B-5' Zoning District. Citizens and parties of interest will have the opportunity to be heard at said public hearing. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

CITY OF FLORISSANT, Karen Goodwin, CMC, City Clerk.

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



SECRETARY

SIGN. *[Signature]* DATE: 12-4-17

City Of Florissant – Public Works 314-839-7648

"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."

Application is hereby made to the Building Commissioner, Department of Public Works at the City of Florissant, Missouri, to appear before the Planning & Zoning Commission.

Please Print neatly or Type the Following Information:

Property Address: 15275 New Halls Ferry Road

Property Owners Name: New Halls Ferry Real Estate, LLC Phone/email: 636-359-1047

Property Owners Address: 8 Claychester Drive; St. Louis, Missouri 63131

Business Owners Name: Cissell Mueller Construction, Inc Phone/email: 636-970-0330

Business Owners Address: 5530 Salt River Road; St. Peters, MO 63376

DBA (Doing Business As) N/A

Authorized Agents Name: Cochran Co. Name: (Authorized Agent to Appear Before The Commission)

Agents Address: 8 East Main St.; Wentzville, Missouri 63385 Phone/email: 636-332-4574

Request Approval of a Final Plat for 15275 New Halls Ferry

State complete request (print or type only).

IF A TRAFFIC STUDY IS REQUIRED FOR CERTAIN DEVELOPMENTS AND USES THE COST OF THE TRAFFIC STUDY SHALL BE PAID BY THE APPLICANT. PLEASE SUBMIT FOLDED PLANS

[Signature] 11-30-17 Applicant's Signature Date

OFFICE USE ONLY

Received by: Receipt # Amount Paid: Date:

STAFF REMARKS:

COMMISSION ACTION TAKEN:

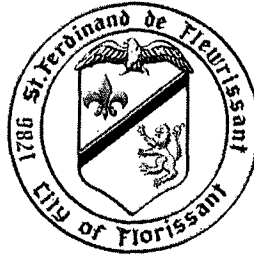
DATE APPLICATION REVIEWED:

RECOMMENDED APPROVAL PLANNING & ZONING CHAIRMAN

SIGN. *[Signature]* DATE: 12/4/2017

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

1
MEMORANDUM



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CITY OF FLORISSANT- BUILDING DEPARTMENT

"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."

To: Planning and Zoning Commissioners Date: November 29, 2017
From: Philip E. Lum, AIA-Building Commissioner c: Louis B. Jearls, Jr. - P.E.,
PWL Director Public Works
Deputy City Clerk
Applicant
File
Subject: Request Recommended Approval of a **Final Plat for 15275 New Halls Ferry** in an existing 'B-5' Zoning District.

STAFF REPORT
CASE NUMBER PZ-120417-6

I. PROJECT DESCRIPTION:

The request before the commission is for Recommended Approval of a Final Plat located at **New Halls Ferry** in a 'B-5' Planned Commercial District. The site was already rezoned to a 'B-5' Planned Commercial District to allow for the redevelopment of a sit-down, carryout restaurant. Subsequently a 'B-5' amendment was passed to allow for a Dollar General, however the property was not subdivided. The property is approximately 5.0001 acres to be subdivided into 3 lots. Lot 1 is proposed to be 2.27 acres for Imo's, a new restaurant. **Drawings included are Final Plat drawings 1 of 2 and 2 of 2 dated November 15, 2017 by Cochran.**

II. EXISTING SITE CONDITIONS:

The property currently is vacant.

III. SURROUNDING PROPERTIES:

The properties adjacent and to the North are to remain in an 'R-4' District. The addresses adjacent are 5, 6,7 & 8 Weymouth Ct. and 603 Shadow Rock Dr.

40
41 **IV. STAFF ANALYSIS:**

42 1. The application is accompanied by professionally completed Plat identified as
43 **drawings 1 of 2 and 2 of 2 dated November 15, 2017 by Cochran.**
44

45 2. Final Plat Review: Major Subdivision Administrative Review was completed by the
46 City Engineer. This review covers comments for both Preliminary Plat review and Final
47 Plat Review. Mr. Goldkamp has informed us that all comments were answered in
48 satisfactory manner by the revision drawings and the items were to be placed on the
49 agenda.
50

51 3. A recommendation from the Commission is required per 410.020 of the Zoning
52 Code:

53 3. "Final plat.

- 54 a. *After all public or common use improvement plans have been approved by the Director of Public*
55 *Works, the petitioner shall submit two (2) copies of the final plat for review and approval. The*
56 *Director of Public Works will review the final plat for conformity to the requirements of the*
57 *subdivision and zoning ordinances and with current engineering practice and shall complete the*
58 *applicable portion of the administrative review form. If the final plat does not comply with all*
59 *requirements, one (1) copy will be returned, with deficiencies noted, for correction and*
60 *resubmittal. Should more than one (1) resubmittal be required, an additional application fee will*
61 *be charged.*
- 62 b. *Upon approval of the final plat by the Director of Public Works, the petitioner shall submit the*
63 *original of the final plat, fully signed and executed by all parties having a legal interest in the*
64 *property, including mortgage holders, together with twenty-one (21) copies of the approved final*
65 *plat. The date shown on the plat shall be the date of approval by the Director of Public Works.*
66 *The original of the plat shall be on tracing cloth (linen), drafting film (mylar) or equivalent*
67 *material suitable for recording and permanent recordkeeping.*
- 68 c. *The petitioner shall also submit with the original of the approved final plat the following:*
- 69 1) *A copy of the indentures, if any, containing deed restrictions and establishing trusts, unless*
70 *these items are set out in full text on the final plat. If separate indentures are to be recorded,*
71 *they shall be referenced by notes on the final plat. If no indentures pertain to the subdivision,*
72 *this fact shall be noted on the final plat.*
 - 73 2) *A certificate from St. Louis County showing that all taxes due have been paid.*
 - 74 3) *A set of plans for each type of building to be constructed in the subdivision, including floor*
75 *plans, elevations, color scheme, materials of construction, landscaping and siting of the*
76 *buildings on the lots. Such plans must be sufficient to allow review of the structural and*
77 *landscaping improvements proposed against the standards of good architecture, civic design,*
78 *the character of the neighborhood, and the requirements of all other ordinances of the City of*
79 *Florissant. When the petitioner intends to sell improved lots in all or part of the subdivision*
80 *without buildings erected thereon, he/she may certify this intent in writing in lieu of this*
81 *requirement.*
 - 82 4) *A letter from the local postmaster approving the names of the proposed streets and the*
83 *proposed system of addresses along such streets.*
 - 84 5) *A letter from the St. Louis County Recorder's office approving the proposed name of the*
85 *subdivision.*
 - 86 6) *A completed and executed land subdivision surety bond, escrow agreement or certificate of*
87 *completion of all required improvements as required by Sections 410.050(8)(a) and*
88 *410.050(8)(b).*
 - 89 7) *A completed and executed water main agreement, if the subdivision is to be served by the City*
90 *of Florissant Water Company, or proof that water lines and hydrants have been or will be*
91 *installed and maintained by another public utility in conformance with Sections*
92 *410.050(8)(c)(10) or 410.050(8)(c)(11).*

- 93 d. No final plat shall be placed on the agenda for review by the Planning and Zoning Commission
 94 until all above items have been received by the Director of Public Works. Upon receipt of the
 95 required documentation, the final plat shall be placed upon the next available agenda for
 96 consideration by the Planning and Zoning Commission.
 97 e. The Planning and Zoning Commission may recommend approval, approval with conditions or
 98 disapproval of the proposed final plat. If the Commission recommends approval with conditions
 99 and the conditions are acceptable to the petitioner, the petitioner shall make any necessary
 100 changes in the final plat and shall resubmit the original and twenty-one (21) copies of the revised
 101 plat to the Director of Public Works for verification that the conditions required have been
 102 incorporated. The date of the revisions shall be shown on the plat. The Commission may require
 103 that the revised final plat be resubmitted for their review, or they may elect to allow the plat to be
 104 presented to the City Council directly after verification of the revisions by the Director of Public
 105 Works.
 106 f. The recommendation of the Commission shall be noted on the original plat over the signatures of
 107 both the Chairman and the Secretary of the Commission. The original plat shall then be
 108 forwarded to the City Council for their consideration.
 109 g. Upon the issuance of a recommendation by the Planning and Zoning Commission, the City
 110 Council shall set a public hearing on such final plat provided that the petitioner has deposited
 111 funds with the City Clerk sufficient to cover the anticipated cost of advertising such public
 112 hearing. If no recommendation has been made by the Planning and Zoning Commission within
 113 sixty (60) days of the first (1st) meeting of the Commission to consider such final plat, the
 114 petitioner may request the City Council to set a public hearing on such final plat by filing a
 115 written request thereof with the City Clerk together with any required deposit to cover the
 116 anticipated costs of advertising such public hearing. Upon receipt of such written request and the
 117 deposit for advertising costs, the City Council shall set a public hearing and in the absence of a
 118 recommendation from the Planning and Zoning Commission, the Planning and Zoning
 119 Commission shall be deemed to have made a recommendation of approval.
 120 h. At least fifteen (15) days' notice of such public hearing shall have been published in a legal
 121 newspaper of general circulation within the City of Florissant giving the time, date, place and
 122 purpose of such hearing, but no public hearing shall be commenced until the petitioner has
 123 provided payment for the notice of publication of such public hearing. If such payment is not
 124 provided by the petitioner within sixty (60) days of submission of a bill thereto, the petition shall
 125 be deemed abandoned and the request for public hearing withdrawn.
 126 i. Upon enactment of an ordinance approving a final plat, the City Clerk shall certify such
 127 enactment on the face of the original plat and shall return the plat to the petitioner for recording.
 128 Two (2) copies of the final plat, with the book and page where recorded noted thereon, shall be
 129 filed with the City Clerk after recording. No building permits shall be issued for any subdivision
 130 until said two (2) copies of the recorded plat have been filed with the City Clerk."
 131

132 **V. STAFF RECOMMENDATIONS:**

133 The Final Plat was reviewed and approved by the City Engineer as part of the process and
 134 as a condition required for submission of a mylar for recording. Staff recommends the
 135 Subdivision as submitted and any additional requirements the Commission would
 136 entertain regarding this development.
 137

138 **Suggested Motion**

139 I move to recommend approval the final plat as presented, per the **drawings 1 of 2 and 2**
 140 **of 2 dated November 15, 2017 by Cochran.**
 141 and recommend that the Final Plat be forwarded for consideration by the City Council.
 142 (end report)
 143

NEW HALLS FERRY WEDGE PLAT 1

PART OF LOT 4 OF THE ELISHA PATTERSON ESTATE PARTITION SITUATED IN PART OF U.S. SURVEY 105 AND FRACTIONAL SECTIONS 11 AND 14, TOWNSHIP 47 NORTH, RANGE 6 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FLOIRSSANT, ST. LOUIS COUNTY, MISSOURI

COHRAN
 800-333-4274 (MO)
 636-272-0903 (MO)
 MISSOURI SURVEYORS BOARD
 1100 South State Street
 St. Louis, MO 63103
 (C) 2017
 1. Land Surveying
 2. Professional Engineering
 3. Professional Architecture
 4. Professional Planning
 5. Professional Interiors
 6. Professional Mechanical
 7. Professional Electrical
 8. Professional Civil
 9. Professional Structural
 10. Professional Environmental
 11. Professional Surveying
 12. Professional Geomatics
 13. Professional Mapping
 14. Professional Photogrammetry
 15. Professional Remote Sensing
 16. Professional GIS
 17. Professional BIM
 18. Professional CAD
 19. Professional DTM
 20. Professional DEM
 21. Professional TIN
 22. Professional MDTM
 23. Professional MDE
 24. Professional MDS
 25. Professional MDT
 26. Professional MDE
 27. Professional MDS
 28. Professional MDT
 29. Professional MDE
 30. Professional MDS

NEW HALLS FERRY WEDGE PLAT 1 FLOIRSSANT, MISSOURI

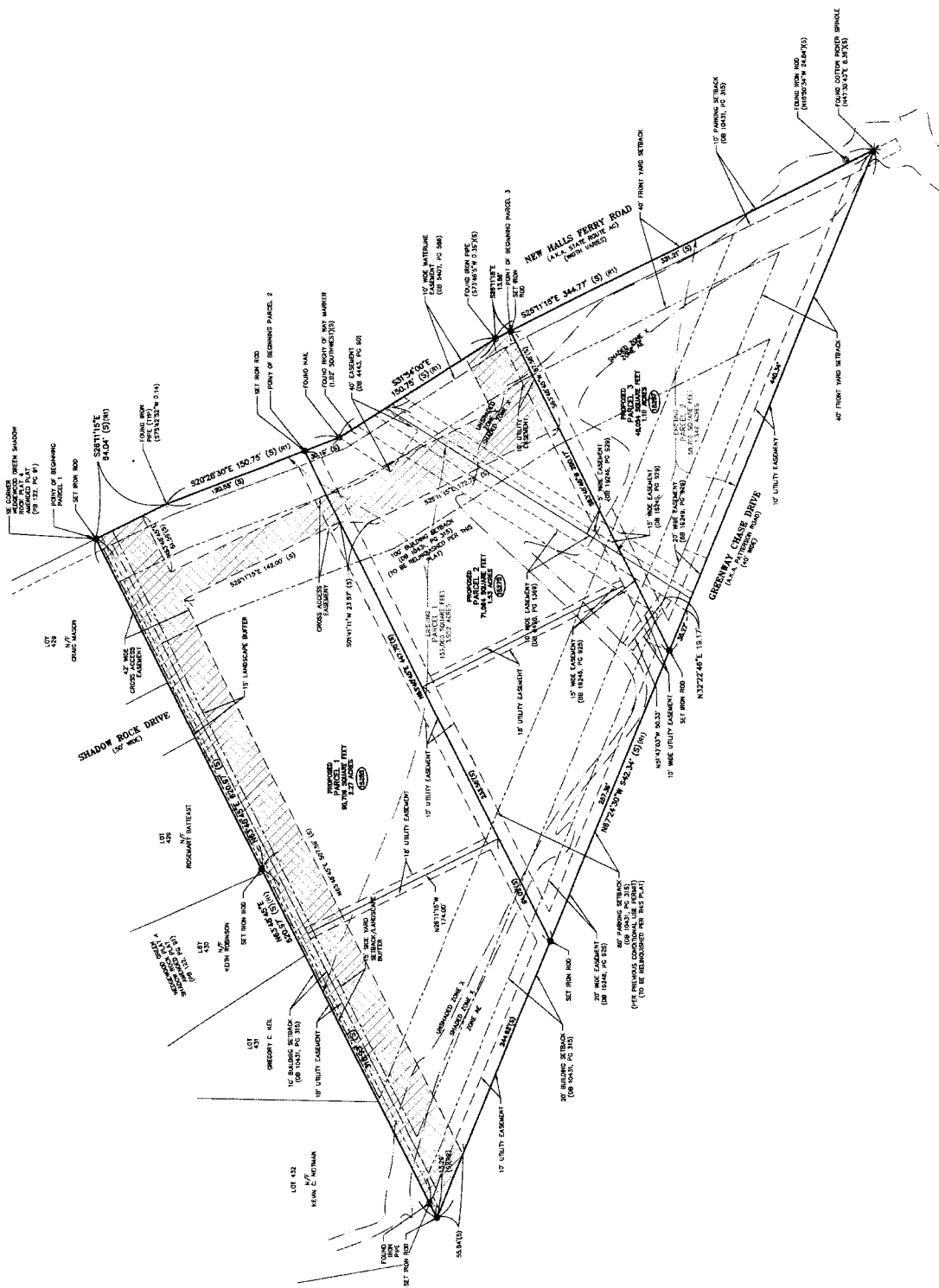
NO. OF PAGES	1
DATE	NOV. 13, 2017
SCALE	1" = 40'
PROJECT NO.	14-7087A
DATE	NOV. 13, 2017
BY	MSW
CHECKED BY	JSP
APPROVED BY	
RECORD PLAT	

M. ANDERSON, LLC
 (S.E.A. COMPANY)
 LICENSE NO. 000000000000
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF MISSOURI
 EXPIRES 12/31/2018
 DATE
 2 of 2

NOVEMBER 2017
 SCALE: 1" = 40'

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- EASEMENT
- SETBACK
- SETBACK
- SETBACK
- FOUND IRON ROD
- SET IRON ROD
- FOUND IRON ROD
- ROOT OF WAY MARKER
- CUTTING POINT SPINDLE
- CONCRETE ACCESS EASEMENT
- ACCESS



1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 DECEMBER 11, 2017

3
4 BILL NO. 9339

ORDINANCE NO.

5
6
7 **ORDINANCE AUTHORIZING AN AMENDMENT TO B-5**
8 **ORDINANCE NO. 6836 TO ALLOW FOR AN ADDITION OF THE**
9 **SITEMAN CANCER CENTER AND PARKING IN AN EXISTING B-5**
10 **ZONING DISTRICT LOCATED AT 1225 GRAHAM ROAD.**

11
12 WHEREAS ordinance no. 6836 was adopted on March 10th, 2003 approving a B-5
13 Planned Commercial Development for the property at 1225 Graham Road; and

14 WHEREAS, the Planning and Zoning Commission of the City of Florissant has
15 recommended to the City Council at their meeting of November 20, 2017 that Ordinance No.
16 6836 be amended to allow for the addition of a new building on the B-5 development located at
17 1225 Graham Road; and

18 WHEREAS, Ordinance no. 6836 was amended by ordinance nos. 7647 & 7674 to allow
19 for additions to the existing building; and

20 WHEREAS, due and lawful notice of public hearing no. 17-12-029 on said proposed
21 change was duly published, held and concluded on 11th day of December, 2017 by the Council
22 of the City of Florissant; and

23 WHEREAS, the Council, following said public hearing, and after due and careful
24 deliberation, has concluded that the amendment of Ordinance No. 6836, as hereinafter set forth,
25 to be in the best interest of the public health, safety and welfare of the City of Florissant; and

26
27 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
28 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

29
30 Section 1: Ordinance No. 6836 heretofore granted to Northwest Healthcare for a B-5
31 Planned Commercial District Development is hereby amended to allow for an additional building
32 within the existing B-5 development in accordance with the plans attached hereto and made a
33 part hereof as if fully set out herein, subject to the attached plans label as: CO.10, CO.20 and
34 CO.30 dated 10/6/17 by Stock & Associates, A501 & A502 dated 10/31/17 by Archimages,
35 L1.10 & L7.10 dated 10/31/17 by DG2, Color Renderings.

36
37 Section 2: Except as herein amended Ordinance No. 6836 shall remain in full force and
38 effect.

39 Section 3: This ordinance shall become in full force and effect immediately upon its
40 passage and approval.

41
42 Adopted this _____ day of _____, 2017.

43
44 _____
45 Jackie Pagano
46 President of the Council

47
48 Approved this _____ day of _____, 2017.

49
50 _____
51 Thomas P. Schneider.
52 Mayor, City of Florissant

53
54 ATTEST:

55 _____
56 Karen Goodwin, MMC, MRCC
57 City Clerk
58
59

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works
314-839-7648

Application is hereby made to the Building Commissioner of the Department of Public works Office at the City of Florissant, Missouri, to appear before the Planning & Zoning Commission

Please Print or Type The Following Information

Property Address: 1225 Graham Road, Florissant, MO 63031

Property Owners Name: Christian Hospital Northeast-Northwest Phone #: (314) 653-5034
(Mr. Rick Stevens - President of Christian Hospital)

Property Owners Address: 1225 Graham Road, Florissant, MO 63031

Business Owners Name: Christian Hospital Northeast-Northwest Phone #: (314) 653-5034

Business Owners Address: 1225 Graham Road, Florissant, MO 63031

DBA (Doing Business As) Siteman Cancer Center on Lot 2 of Christian Hospital Northwest P.B. 9111, pg. 2145-2148

Authorized Agents Name: George Stock & Kate Stock Gitto CO. Name: Stock & Associates Consulting Engineers, Inc.
(Authorized Agent to Appear Before The Commission)

Agents Address: 257 Chesterfield Business Parkway, Chesterfield, MO 63005 Phone #: (636) 530-9100

Request: to amend existing ordinance 7674 to allow for the construction of the Siteman Cancer Center and associated parking on the Christian Hospital Northwest campus.

State complete request (print or type only).

IF A TRAFFIC STUDY IS REQUIRED FOR CERTAIN DEVELOPMENTS AND USES THE COST OF THE TRAFFIC STUDY SHALL BE PAID BY THE APPLICANT. PLEASE SUBMIT FOLDED PLANS

[Signature]
Applicant's Signature

10/31/17
Date

Received by: JR Receipt # 604560 OFFICE USE ONLY Amount Paid: 125.00 Date: 11-1-17

STAFF REMARKS: _____

DATE APPLICATION REVIEWED: 11/5/17
per

SIGNATURE OF STAFF WHO REVIEWED APPLICATION _____

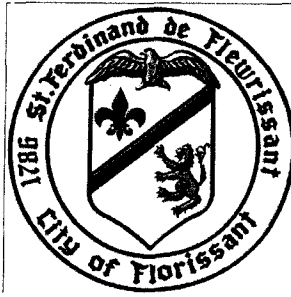
COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. [Signature]

DATE: 11/20/2017

**APPLICATION TO THE CITY OF FLORISSANT PLANNING AND ZONING
COMMISSION TO AMEND THE PROVISIONS OF AN EXISTING B-5
PLANNED COMMERCIAL DISTRICT ORDINANCE**



PLANNING & ZONING ACTION:

Address of Property:

1225 Graham Road, Florissant, MO 63031

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

Council Ward 5 Zoning B-5

SIGN.

[Handwritten Signature]

DATE:

11/20/2017

Initial Date Petitioner Filed 11/1/17
**Building Commissioner to complete
ward, zone & date filed**

PETITION TO AMEND B-5 ORDINANCE # 7674

Enter ordinance number or number requesting to amend.

1) Comes Now Christian Hospital Northeast-Northwest
(Individual's name, corporation, partnership, etc.)
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As).

and states to the Planning and Zoning Commission that he (she) (they) has (have) the following legal interest in the tract of land located in the City of Florissant, State of Missouri, described on page 3 of this petition.

Legal interest in the Property Owner of property
State legal interest in the property. (i.e., owner of property, lease); also submit copy of deed or lease or letter of authorization from owner to seek a special use.

A. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which the Permit is petitioned by giving bearings & distances (metes and bounds). Not required if description is identical to "B".

B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property drawn to a scale of 100 feet or less to the inch, referenced to a point easily located on the ground as street intersection, centerline of creek having a generally known name, etc., showing dimensions, bearings and distances of the property, north arrow and scale.

C. Acreage to nearest tenth of an acre of the property for which rezoning is petitioned 18.1 Acres

2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a B-5 District and is presently being used for Parking for existing Christian Hospital Northwest and vacant

State current use of property, (or, state: vacant).

3. The petitioner(s) hereby state(s) the following reasons to justify the amendment to the existing B-5 ordinance:
We respectfully request to amend existing Ord. 7674 to allow for the construction of a the Siteman
Cancer Center with future expansion associated parking on the Christian Hospital Northwest
Campus.

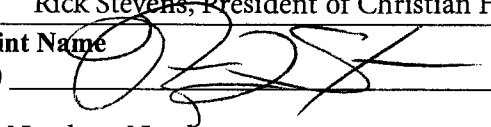
List reason for the amendment request.

4. The petitioner(s) further states(s) that they (he) (she) can comply with all of the requirements of the City of Florissant, including setback lines and off-street parking.

5. The petitioner(s) further state(s) that they (he) (she) further represent(s) and warrants that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity or consideration, directly or indirectly, to any official employee or appointee of the City of Florissant, with respect to this application.

PRINT PETITIONER'S NAME Rick Stevens, President of Christian Hospital

Print Name

PETITIONER(S) SIGNATURE (S) 

FOR Christian Hospital Northeast-Northwest

(company, corporation, partnership)

Print and sign application. If applicant is a corporation or partnership signature must be a CORPORATE OFFICER or PARTNER. NOTE: Corporate officer is an individual named in corporate papers.

6. I (we) hereby certify that (indicate one of the following):

() I (we) have a legal interest in the herein above described property.

() I am (we are) the duly appointed agent(s) of the petitioner (s), and that all information given here is true and a statement of fact.

Petitioner may assign an agent to present petition to the Commission and Council. The agent must sign the petition in this section, and provide address and telephone number

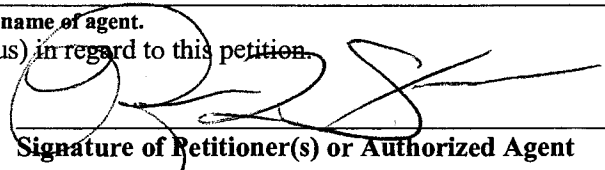
SIGNATURE 

ADDRESS 257 Chesterfield Business Parkway Chesterfield MO 63005
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER (636) 530-9100

I (we) the petitioner (s) do hereby appoint BUSINESS George Stock (Stock & Associates Consulting Engineers, Inc. as

my (our) duly authorized agent to represent me (us) in regard to this petition.


Signature of Petitioner(s) or Authorized Agent

NOTE: Be advised when the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and make the presentation, the same individuals must also appear before the City Council for that presentation. Also if the descriptions of plats or surveys are incorrect, or if the petition form is not correctly and completely filled out it will be returned for corrections and may have to be re-submitted.

Please check the box for the appropriate type of operation then fill in applicable section (a), (b) or (c). Corporations are to submit copy of Missouri corporate papers with registration papers.

1) Type of Operation: Individual: Partnership: Corporation:

(a) If an individual:

- (1) Name and Address _____
- (2) Telephone Number _____
- (3) Business Address _____
- (4) Date started in business _____
- (5) Name in which business is operated if different from (1) _____
- (6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

- (1) Names & addresses of all partners _____
- (2) Telephone numbers _____
- (3) Business address _____
- (4) Name under which business is operated _____
- (5) If operating under fictitious name, provide date the name was registered with the State of Missouri, and a copy of the registration.

(c) If a corporation:

- (1) Names & addresses of all partners Christian Hospital Northeast-Northwest
- (2) Telephone numbers (314) 653-5034
- (3) Business address 1225 Graham Road, Florissant MO 63031
- (4) State of Incorporation & a photocopy of incorporation papers _____
- (5) Date of Incorporation _____
- (6) Missouri Corporate Number _____
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. _____
- (8) Name in which business is operated _____
- (9) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

Please fill in applicable information requested.

Name Siteman Cancer Center

Address 1225 Graham Road, Florissant MO 63031

Property Owner Christian Hospital Northeast-Northwest

Location of property 1225 Graham Road, Florssiant MO 63031

Dimensions of property approximately 715' x 1000'

Property is presently zoned B-5 per ordinance # 7674

Current & Proposed Use of Property Currently parking for Christian Hospital Northwest & vacant, propped Medical office building.

Type of Sign TBD Height 31' at the tallest point

Type of Construction VB Number Of Stories 1 story

Square Footage of Building 36,232 s.f. Number of Curb Cuts 0, using existing curb cut

Number of Parking Spaces Existing + proposed = 579 Sidewalk Length 1070 feet

Landscaping: No. of Trees please see Landscape plans Diameter please see landscape plans

No. of Shrubs please see Landscape plans Size please see Landscape plans

Fence: Type N/A Length N/A Height N/A

PLEASE SUBMIT NINE (9) FOLDED COPIES OF THE FOLLOWING:

1. Plan or drawing showing zoning of adjoining properties.
2. Plan or drawing showing location of property in relation to major streets and all adjoining properties.
3. Drawing showing measurement of tract and overall area of tract.
4. Plan or drawing showing proposed parking layout, landscaping, parking lighting, signage and trash enclosure.

**PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS
PETITION**

(Close legal description with acreage to the nearest tenth of an acre).

Provide a legal description of the property. If part of a shopping center list address and state part of what shopping center (i.e.: 351 N. Highway 67 part of Florissant Meadows Shopping Center). If property is a single lot, list full written legal description with bearings and distances.

A tract of land being the Consolidated Lot 1 of "Northwest Healthcare Subdivision" according to the plat thereof recorded in Plat Book 357, page 475 of the St. Louis County, Missouri Records and being part of Lot 100 of the St. Ferdinand Commons in Township 47 North, Range 6 East of the Fifth Principal Meridian, City of Florissant, St. Louis County, Missouri and being further described as follows:

Beginning at the Northeast corner of the Consolidated Lot 1 of "Northwest Healthcare Subdivision" according to the plat thereof recorded in Plat Book 357, Page 475 of the St. Louis County Records, said point being on the Western right-of-way line of Graham Road; thence along said Western right-of-way line South 00 degrees 23 minutes 21 seconds East, 972.87 feet to a point of curvature; thence along a curve to the left having a radius of 1959.86 feet and an arc length of 136.02 feet to the Southeast corner of said Consolidated Lot 1; thence leaving said right-of-way line along the Southern line of said Consolidated Lot 1 South 89 degrees 48 minutes 00 seconds West, 717.48 feet to the Southwest corner thereof; thence along the Western line of said Consolidated Lot 1 North 00 degrees 12 minutes 33 seconds West, 1108.40 feet to the Northwest corner thereof; thence along the Northern line of said Consolidated Lot 1 North 89 degrees 46 minutes 16 seconds East, 709.28 feet to the point of Beginning and containing 788,430 square feet or 18.10 acres more or less.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

Provide a drawing of a location map showing the nearest major intersection or include on plans.

STAFF CHECK LIST / REVIEW SHEET

ADDRESS OF PROPERTY _____ CURRENT ZONING _____

PROPERTY OWNER OF RECORD _____ PHONE NO. _____

AUTHORIZED AGENT _____ PHONE NO. _____

PROPOSAL SITEMAN CANCER CENTER

- 1) a. Uses - Are uses stipulated Yes No
- b. What current District would this proposal be a permitted use: 'B-5'
- c. Proposed uses for out lots: N/A

2) Performance Standards:

- a) Vibration: Is there any foreseen vibration problems at the property line? Yes / No ✓
- b) Noises: Will the operation or proposed equipment exceed 70 decibels? Yes / No ?
- c) Odor is there any foreseen problem with odor? Yes / No ✓
- d) Smoke: Will the operation emit any smoke which could exceed a density described as No. 1 on the Ringleman Chart? Yes / No ✓
- e) Toxic gases: Is there any foreseen emission of toxic gases from the operation? Yes / No ✓
- f) Is there foreseen emission of dirt, dust, fly ash, and other forms of particle matter? Yes / No ✓
- g) Is there any dangerous amount of radiation produced from the operation? Yes / No ✓
- h) Is there any glare or heat which would be produced outside of an enclosure? Yes / No ✓
- i) Is screening of trash dumpsters, mechanical equipment, incinerators, etc, shown? ✓ Yes / No
- j) Is buildings screened from adjoining residential? ✓ Yes / No

3) Are height of structures shown? ✓ Yes / No

4) Are all setbacks shown? ✓ Yes / No

5) Are building square footages shown? ✓ Yes / No

6) What is the exterior construction of the buildings? _____

7) Is off street loading shown? ✓ Yes / No

8) Parking:

- a) Does parking shown meet the ordinance? ✓ Yes / No
- b) Is a variance required in accordance with the ordinance? Yes / No ✓
- c) Ratio shown 4.5 to 1000
- d) Total Number 579
- e) Will cross access and cross parking agreements be required? Yes / No ✓
- f) Is the parking lot adequately landscaped? ✓ Yes / No

9) Are there any signs? Yes / No ✓

Number of signs shown _____

Type of Signs _____

Are sizes, heights, details, and setbacks shown? ✓ Yes / No

10) Are existing and proposed contours shown at not more than five (5) feet intervals? ✓ Yes / No

11) Is the approximate location of all isolated trees having a trunk diameter of six inches or all tree masses and proposed landscaping shown? ✓ Yes / No

- 12) Are two section profiles through the site showing preliminary building form, existing natural grade and proposed final grade shown? ✓ Yes / No
- 13) Is proposed ingress/egress onto the site and internal traffic movements shown? ✓ Yes / No
- 14) Was a traffic study submitted? Yes / No ✓
Does the City Staff recommend a traffic study? Yes / No ✓
- 15) Are preliminary plans for sanitation and drainage (sanitary & storm water) facilities shown? ✓ Yes / No
- 16) Is a legal description of the property shown? ✓ Yes / No
Does legal description appear to be proper? ✓ Yes / No
- 17) Is an out-boundary plat of the property submitted? Yes / No *N/A previous*
- 18) Suggested time limitations of construction: Start _____ Finish _____
- 19) Is parking lot lighting shown? ✓ Yes / No
- 20) Are new walkways required? Yes / No ✓
- 21) Is there sufficient handicapped access? ✓ Yes / No
- 22) a) Are there proposed curb-cuts? Yes / No ✓
b) Do the curb-cuts meet the City ordinances? Yes / No *N/A*
- 23) Will this project require any street improvements? Yes / No ✓
- 24) Staff recommendations for site development plans: see staff report

25) Staff Comments: see staff report

11/15/17
Date Application reviewed
Philip E. [Signature]
Building Commissioner or Staff Signature



CITY OF FLORISSANT

"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."

To: Planning and Zoning Commissioners Date: November 20, 2017

From: Philip E. Lum, AIA-Building Commissioner cc: Louis B. Jearls, Jr.- P.E., PWLF
Director of Public Works
Applicant
File

Subject: Request Recommended Approval to amend Ordinance #7647 to allow for Additions at 1225 Graham Road within an existing B-5 Zoning District.

STAFF REPORT
CASE NUMBER PZ-112017-1

I. PROJECT DESCRIPTION:

This is a request to Recommend Approval to amend Ordinance #7647 to allow for Additions at 1225 Graham Road within an existing B-5 Zoning District for a proposed Siteman Cancer Center. The structure is proposed in an open area of the site at the South protion of the existing campus.

II. SITE CONDITIONS:

The existing property at 1225 Graham Road is a consolidated existing site. This Commission voted to recommend approval of the Plat Plan on March 7, 2005 and was consolidated into one lot of 18.1 acres.

There is an existing Medical Offices building of 92,350 square feet with Emergency Room Services below. There is an Emergency Room drive along the north side of the property with an existing 15' landscape buffer. The proposed structure is proposed 32,232 s.f. new building with future expansion of an additional 8270 s.f. Staff has determined that the setbacks are met by the new structure and parking spaces proposed. The building is approximately 111' from the West Property line and about 157 feet from the South property line and about 393 feet from the East property line.

40 There are 579 required and proposed off street parking spaces. Parking is sized for
41 occupancy of both the proposed building and future expansion.
42
43

44 **III. SURROUNDING PROPERTIES:**
45

46 The property to the west is also bounded by a portion of a residential District in the City
47 of Hazelwood. The property to the North is one house lot in an R-4 Single Family
48 Dwelling District. There are two properties to the South, 1265 Graham Road which is a
49 privately owned Medical Office in a B-3 District and a Starbucks restaurant at 1261
50 Graham Road in a B-3 District.
51
52

53 **IV. STAFF ANALYSIS:**
54

- 55 1. The application is accompanied by professionally completed Civil, architectural
56 plans Landscape and photometric drawings as follows:
 - 57 a. CO.10, CO.20 and CO.30 dated 10/6/17 by Stock & Associates
 - 58 b. A501 & A502 dated 10/31/17 by Archimages
 - 59 c. L1.10 & L7.10 dated 10/31/17 by DG2.
 - 60 d. Color Renderings.
- 61
62 2. CO.10 Comments: This plan identifies the new facilities including size, locations
63 setbacks and has parking calculations meeting the parking ordinance:
 - 64 a. Drainage concept shown includes underground detention front and rear
65 and several bioretention areas.
 - 66 b. Loading and trash enclosure is shown at the rear, Western location.
 - 67 c. Vehicular traffic connects to the existing curb cut on Graham Road and
68 the MOB drive to the South.
- 69
70 3. CO.20 Comments: This plan meets the requirement of 2 site sections indicating
71 grades and the structures do not exceed height limits of the zoning district.
72
- 73 4. CO.30 Comments: This drawing indicates photometrics. Lighting levels of new
74 parking areas and zero lighting at residential abutments.
75
- 76 5. A501 & A502 Comments: The building is predominantly brick and curtainwall.
77 Brick is either BR1 or BR2. There is a small amount of Cast Stone noted 'CS'
78 located above openings in the brick at windows and doors, which is not 'masonry'
79 as defined in 500.040".
80
- 81 6. L1.10 & L7.10 Comments: There appears to be adequate landscaping to meet
82 code required minimums:
 - 83 a. Frontage plantings include conifers that form a barrier and perennial
84 masses.
 - 85 b. All parking islands are planted.

- c. Large outdoor patio is well planted along the South property line.
- d. Greenspace is calculated at 48.8 percent.
- e. Parking lot trees: Landscape states 11 required areas, 60 trees provided.
- f. Building Plantings: 208 required, 1100 provided adjacent to building.

VI. STAFF RECOMMENDATIONS:

The development proposed meets the requirements of the B-5 District for building and parking additions, with the minor exception of cast stone in the exterior walls at doors and windows. Staff recommends the Commission entertain a Recommendation for Approval of amending ordinance #7647 regarding this development. The Commission can add any other stipulations, suggested motion:

I move to recommend approval to amend ordinance, no. 7674 as follows, to allow for additions for the new Siteman Cancer Center at 1225 Graham Road, subject to the conditions set forth below with these conditions being part of the record:

1. PERMITTED USES

The uses permitted for this property shall be limited to a Health Care Facility with a maximum of 128,582 square feet. Other uses than those permitted shall require approval by amendment to this B-5 Ordinance.

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

(No change)

3. PERFORMANCE STANDARDS

(No change)

4. TRASH ENCLOSURES

Trash enclosures shall be as indicated on attached plan **CO.10** dated **10/6/17**, by **Stock & Associates**.

5. PLAN SUBMITTAL REQUIREMENTS

A final site development plan shall be submitted to the Building Commissioner to review for compliance to this ordinance and other city ordinances prior to issuance of land disturbance permits or building permits. Final Development Plan shall include improvements as shown on attached drawings:

- 1. CO.10, CO.20 and CO.30 dated 10/6/17 by Stock & Associates**
- 2. A501 & A502 dated 10/31/17 by Archimages**
- 3. L1.10 & L7.10 dated 10/31/17 by DG2.**
- 4. Color Renderings.**

132 3. **SITE DEVELOPMNT PLAN CRITERIA:**

133
134 a. Structure Setbacks:
135 (No change)

136
137 b. Internal Drives:

138
139 (1) There shall be parking modifications as shown on **CO.10 dated**
140 **10/6/17, by Stock & Associates** to be indicated on the Final
141 Development Plan.

142
143 c. Minimum Parking/Loading Space Requirements.

144
145 (1) There shall be a minimum of **579** parking spaces provided on the
146 property.

147
148 d. Road Improvements, Access and Sidewalks
149 (No change)

150
151 e. Lighting Requirements.

152
153 Lighting of the property shall comply with the following standards and
154 requirements:

155
156 (1) All additional site lighting shall be as shown in accordance with the
157 lighting plan marked **CO.30 dated 10/6/17, by Stock & Associates.**

158
159 (2) All site lighting and exterior building lighting shall be directed down
160 and inward.

161
162 f. Sign Requirements.
163 (No change)

164
165 g. Landscaping and Fencing.

166
167 (1) Additional Landscaping shall be in accordance with the landscaping
168 plans **L1.10 & L7.10 dated 10/31/17 by DG2**, except as modified
169 herein.

170
171 (2) Any modifications to the landscaping plan shall be reviewed and
172 approved by the Planning and Zoning Commission.

173
174 h. Storm Water: Add the following paragraph:

175 (3) **All storm water and drainage facilities shall be constructed in**
176 **accordance with the concept plan shown on attached plan, CO.10**
177 **dated 10/6/17 by Stock & Associates.**

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- i. Miscellaneous Design Criteria.
(No change)

7. FINAL SITE DEVELOPMENT PLAN
(No change)

8. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:
(No change)

9. PROJECT COMPLETION.

Construction shall start within 120 days of the issuance of building permits for the project and shall be developed in accordance of the approved final development plan within 18 months of start of construction.

(end report and suggested motion)

1 I move to recommend approval to amend ordinance, no. 7674 as follows, to allow for
2 additions for the new Siteman Cancer Center at 1225 Graham Road, subject to
3 the conditions set forth below with these conditions being part of the record:
4

5 1. PERMITTED USES

6 The uses permitted for this property shall be limited to a Health Care
7 Facility with a maximum of 138,000 square feet. Other uses than those
8 permitted shall require approval by amendment to this B-5 Ordinance.
9

10 2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS
11 (No change)

12 13. PERFORMANCE STANDARDS
14 (No change)

15 16 4. TRASH ENCLOSURES

17 Trash enclosures shall be as indicated on attached plan CO.10 dated
18 10/6/17, by Stock & Associates.
19

20 5. PLAN SUBMITTAL REQUIREMENTS

21 A final site development plan shall be submitted to the Building
22 Commissioner to review for compliance to this ordinance and other
23 city ordinances prior to issuance of land disturbance permits or
24 building permits. Final Development Plan shall include improvements
25 as shown on attached drawings:

- 26 1. CO.10, CO.20 and CO.30 dated 10/6/17 by Stock &
27 Associates
- 28 2. A501 & A502 dated 10/31/17 by Archimages
- 29 3. L1.10 & L7.10 dated 10/31/17 by DG2.
- 30 4. Color Renderings.

31
32 3. SITE DEVELOPMNT PLAN CRITERIA:

33
34 a. Structure Setbacks:
35 (No change)

36
37 b. Internal Drives:

- 38
39 (1) There shall be parking modifications as shown on CO.10 dated
40 10/6/17, by Stock & Associates to be indicated on the Final
41 Development Plan.
42

43 c. Minimum Parking/Loading Space Requirements.

- 44
45 (1) There shall be a minimum of 579 parking spaces provided on the
46 property.

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d. Road Improvements, Access and Sidewalks
(No change)

e. Lighting Requirements.

Lighting of the property shall comply with the following standards and requirements:

- (1) All additional site lighting shall be as shown in accordance with the lighting plan marked **CO.30 dated 10/6/17, by Stock & Associates.**
- (2) All site lighting and exterior building lighting shall be directed down and inward.

f. Sign Requirements.
(No change)

g. Landscaping and Fencing.

- (1) Additional Landscaping shall be in accordance with the landscaping plans **L1.10 & L7.10 dated 10/31/17 by DG2,** except as modified herein.
- (2) Any modifications to the landscaping plan shall be reviewed and approved by the Planning and Zoning Commission.

h. Storm Water: Add the following paragraph:

- (3) **All storm water and drainage facilities shall be constructed in accordance with the concept plan shown on attached plan, CO.10 dated 10/6/17 by Stock & Associates.**

i. Miscellaneous Design Criteria.
(No change)

7. FINAL SITE DEVELOPMENT PLAN
(No change)

8. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:
(No change)

9. PROJECT COMPLETION.

1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 JANUARY 11, 2010

3
4 BILL NO. 8592

ORDINANCE NO. 7674

5
6 AN ORDINANCE AMENDING B-5 ORDINANCE NO. 7647 FOR BJC
7 HEALTH CARE TO ALLOW FOR AN ADDITION TO THE EXISTING
8 BUILDING FOR THE PROPERTY LOCATED AT 1225 GRAHAM
9 ROAD.

10
11 WHEREAS, an application has been filed by BJC Health Care to amend Ordinance No.
12 7647 to allow for an addition to the existing building for the property located at 1225 Graham
13 Road; and

14 WHEREAS, the Planning and Zoning Commission of the City of Florissant at their
15 meeting of December 21, 2009 recommended that such amendment be approved; and

16 WHEREAS, the Council, after due and careful consideration has concluded that the
17 amendment of Ordinance No. 7647 to allow for a modification to the signage, would be in the
18 best interest of the City of Florissant.

19 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
20 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

21
22 Section 1: Ordinance No. 7647, heretofore granted to the BJC Health Care for a B-5
23 Planned Commercial District Development is hereby amended by adding the following
24 specifications with regard to this addition:

25 **1. PERMITTED USES**

26
27 The uses permitted for this property shall be limited to a Health Care Facility with a
28 maximum of 126,800 square feet. Other uses than those permitted shall require
29 approval by amendment to this B-5 Ordinance.

30
31 **2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS**
32 (No change)

33
34 **3. PERFORMANCE STANDARDS**
35 (No change)

36
37 **4. TRASH ENCLOSURES**
38 (No change)
39

40 5. PLAN SUBMITTAL REQUIREMENTS

41 A final site development plan shall be submitted to the Building Commissioner to
 42 review for compliance to this ordinance and other city ordinances prior to
 43 issuance of land disturbance permits or building permits. Final Development
 44 Plan shall include improvements as shown on Elevation Views entitled BJC
 45 Northwest Healthcare, Emergency Department Expansion, dated November 6,
 46 2009, sheets 2 and 3 of 3 dated 12/03/09, Landscape Plan entitled NWHC ED
 47 Expansion dated 12/03/09 and E0.1 by ACI Boland, all to be indicated on the
 48 Final Development Plan.
 49

50
51 6. SITE DEVELOPMENT PLAN CRITERIA:

52
53 a. Structure Setbacks:

54
55 1. Building and structural setbacks shall be as stated in section 2 of this
56 ordinance.
57

58 b. Internal Drives:

59
60 (1) There shall be parking modifications as shown on sheet 2 of 3 dated 12/03/09
61 to be indicated on the Final Development Plan.
62

63 c. Minimum Parking/Loading Space Requirements.

64
65 (1) There shall be a minimum of 453 parking spaces provided on the property.
66

67 d. Road Improvements, Access and Sidewalks

68
69 e. Lighting Requirements.

70
71 Lighting of the property shall comply with the following standards and
72 requirements:
73

74 (1) All additional site lighting shall be as shown in accordance with the lighting
75 plan marked E0.1.
76

77 (2) The maximum height of site lighting, including base, light fixture and light
78 standard, shall be 25 feet above grade.
79

80 (3) All site lighting and exterior building lighting shall be directed down and
81 inward.
82

83 f. Sign Requirements.
84

85 (1) All signage shall comply with the City of Florissant sign ordinance for commercial
 86 districts.

87
 88 (2) The free standing entrance sign existing shall remain.
 89

90 g. Landscaping and Fencing.
 91

92 (1) Additional Landscaping shall be in accordance with the landscaping plan
 93 dated 12/03/09 except as modified herein.
 94

95 (3) Trees along the North property line shall be spaced no farther apart than 10
 96 feet on center and achieve elevation to obscure the building addition.
 97

98 (3) Any modifications to the landscaping plan shall be reviewed and approved by
 99 the Planning and Zoning Commission.
 100

101 h. Storm Water.
 102

103 Storm Water and drainage facilities shall comply with the following standards and
 104 requirements:
 105

106 (1) The Director of Public Works shall review the storm water plans to assure that
 107 storm water flow will have no adverse affect the neighboring properties.
 108

109 (2) No building permits shall be issued until the storm water plan has been
 110 approved by the St. Louis Metropolitan Sewer District.
 111

112 i. Miscellaneous Design Criteria.
 113

114 (1) All applicable parking, circulation, sidewalks, and all other site design features
 115 shall comply with the Florissant City Code.
 116

117 (2) All dumpsters and grease containers shall be contained within a trash
 118 enclosure constructed of clay fired brick with solid metal or vinyl gates or
 119 metal picket type gates with spacing of the pickets being no more than two
 120 inches apart.. The emergency generator shall be tested for noise propagation
 121 and mitigated so as to prohibit noise at the property line.
 122

123 (3) All storm water and drainage facilities shall be constructed, and all
 124 landscaping shall be installed, prior to occupancy of the building, unless
 125 remitted by the Director of Public Works due to weather related factors.
 126

127 (4) All mechanical equipment, electrical equipment, and communication
 128 equipment shall be screened in accordance with the Florissant Zoning Code.
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(5) The exterior design of the buildings shall be constructed in accordance with the renderings as approved by the Florissant Planning and Zoning Commission and attached hereto.

(6) All other requirements of the Florissant Municipal Code and other ordinances of the city shall be complied with unless otherwise allowed by this ordinance.

7. FINAL SITE DEVELOPMENT PLAN

8. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:

Any changes to the approved plans attached hereto must be reviewed by the Building Commissioner. The Building Commissioner must make a determination as to the extent of the changes per the following procedure:

1. The property owner or designated representative shall submit in writing a request for an amendment to the approved plans. The building commissioner shall review the plans for consistency with the purpose and content of the proposal as originally or previously advertised for public hearing and shall make an advisory determination.
2. If the building commissioner determines that the requested amendment is not consistent in purpose and content with the nature of the purpose as originally proposed or previously advertised for the public hearing, then an amendment to the special use permit shall be required and a review and recommendation by the planning and zoning commission shall be required and a new public hearing shall be required before the city council.
3. If the building commissioner determines that the proposed revisions are consistent with the purpose and content with the nature of the public hearing then a determination of non-necessity of a public hearing shall be made.
4. Determination of minor changes: If the building commissioner determines that an amendment to the special use permit is not required and that the changes to the plans are minor in nature the building commissioner may approve said changes.
5. Determination of major changes: If the building commissioner determines that an amendment to the special use permit is not required but the changes are major in nature, then the owner shall submit an application for review and approval by the planning and zoning commission.

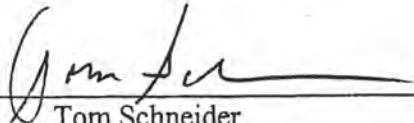
9. PROJECT COMPLETION.

Construction shall start within 120 days of the issuance of building permits for the project and shall be developed in accordance of the approved final development plan within 12 months of start of construction.

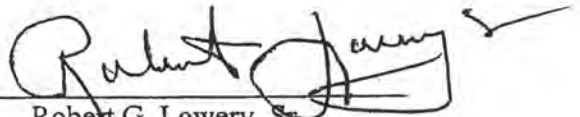
176 Section 2: All of the other terms and provisions of Ordinance 7647, shall remain
177 in full force and affect.

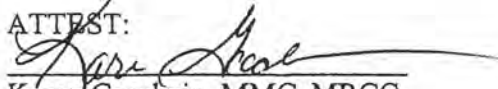
178 Section 3: This ordinance shall become in full force and effect immediately upon
179 its passage and approval.

181 Adopted this 25 day of January, 2010.

182
183
184 
185 Tom Schneider
186 President of the Council

187
188 Approved this 27 day of January, 2010.

189
190
191 
192 Robert G. Lowery, Sr.
193 Mayor, City of Florissant

194
195 ATTEST:
196 
197 Karen Goodwin, MMC, MRCC
198 City Clerk

GRIMES CONSULTING, INC.
 1225 GRAHAM ROAD
 FLORESMANT, ST. LOUIS COUNTY, MO. 63071

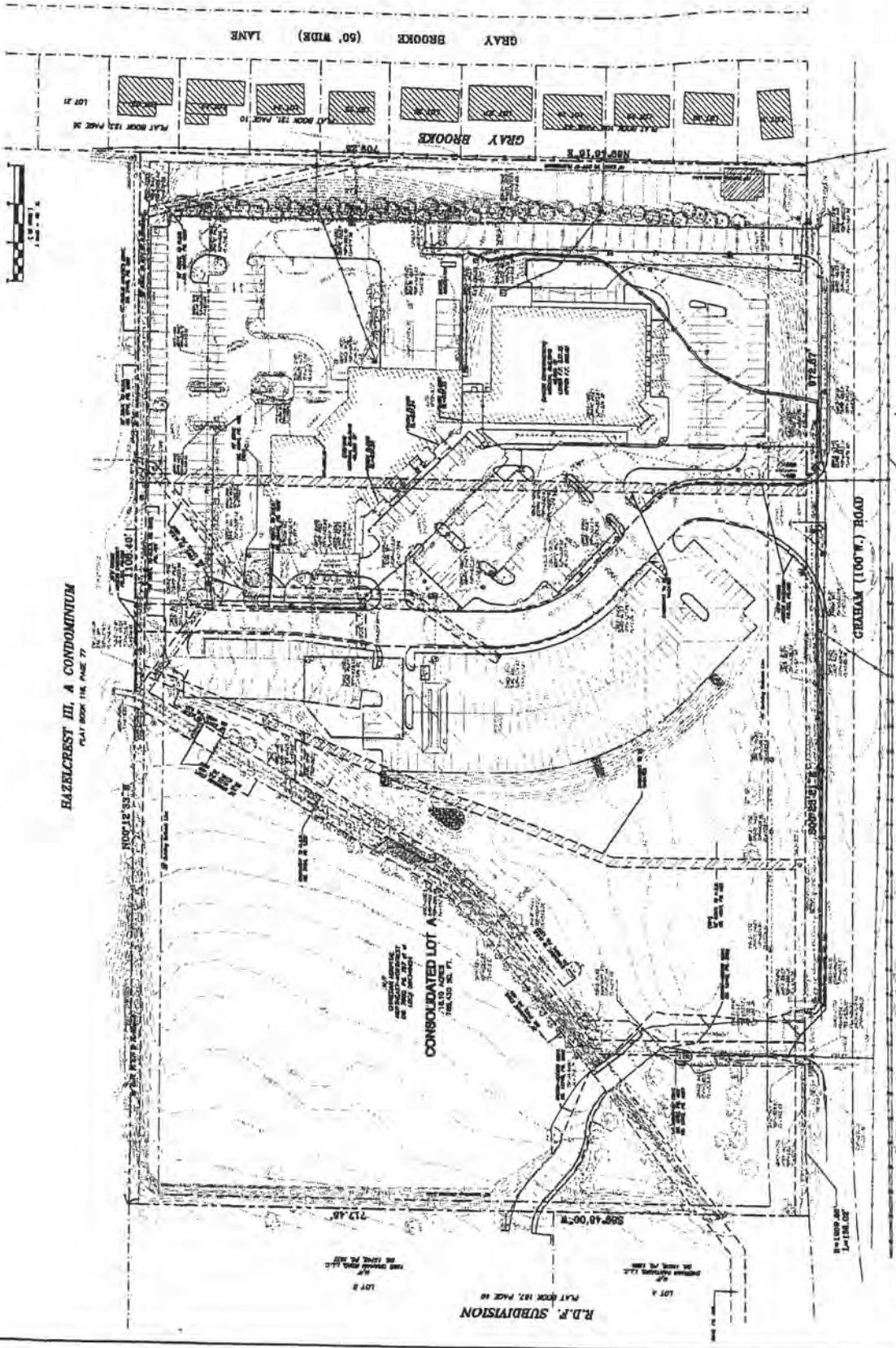
**Northwest Healthcare
 Emergency Department Expansion**

EXISTING SITE
 PLAN

1 of 3

M.S.D. BASE MAP K-9
 LOC. NO. 09834 0226
 ZIP CODE 63071

7674



HAZELCREST III, A CONDOMINIUM
 PLAT BOOK 116, PAGE 77

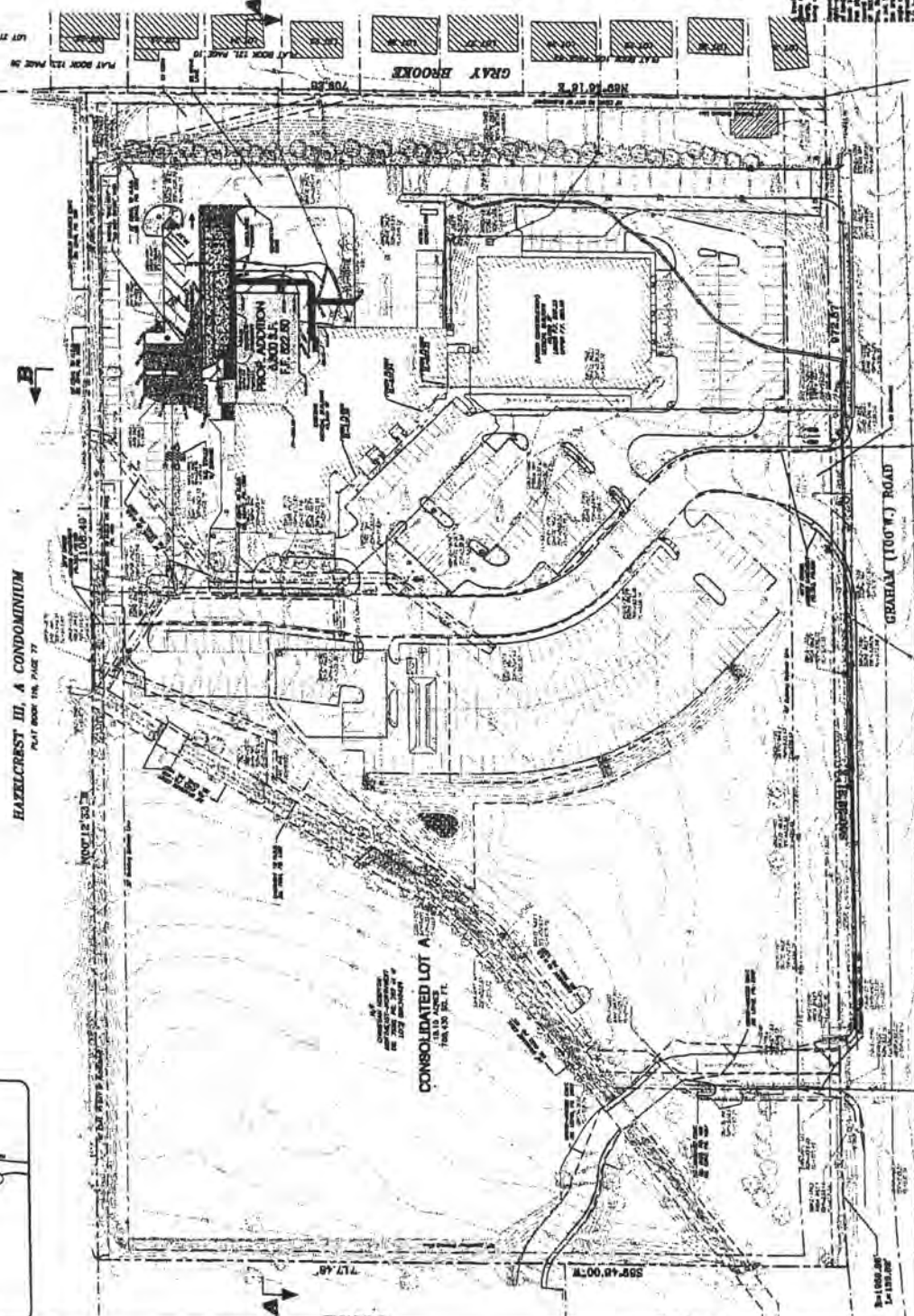
CONSOLIDATED LOT A
 18.10 ACRES
 186,420 S.F.

R.D.P. SUBDIVISION
 PLAT BOOK 182, PAGE 48

PREPARED FOR:
 SAC HEALTHCARE
 1225 GRAHAM ROAD
 FLORESMANT, MO 63071
 TEL: (314) 988-1800
 FAX: (314) 988-1800

**PRELIMINARY DEVELOPMENT PLAN
NORTHWEST HEALTHCARE**
PART OF LOT 100 OF ST. FERDINAND COMMONS, TOWNSHIP 47 NORTH, RANGE 8 EAST
CITY OF FLOISSANT, ST. LOUIS COUNTY, MISSOURI

HAZELCREST III, A CONDOMINIUM
PLAT BOOK 196, PAGE 77



SETBACK REQUIREMENTS

Front	10.00'
Rear	10.00'
Side	10.00'

PERMIT DATA

Project No.	2013
Site No.	100
Sheet No.	100

PARKING CALCULATIONS

Area	Area	Area
...

GENERAL NOTES

1. THE INFORMATION ON THIS PLAN IS BASED ON THE RECORD DRAWINGS AND SURVEY DATA PROVIDED BY THE CLIENT.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF FLOISSANT AND ST. LOUIS COUNTY.
3. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF FLOISSANT AND ST. LOUIS COUNTY.

BOUNDARY DESCRIPTION

The boundary of the site is described as follows: The north boundary is the south boundary of the Hazelcrest III Condominium, as shown on Plat Book 196, Page 77. The east boundary is the west boundary of the Gray Brook Condominium, as shown on Plat Book 196, Page 77. The south boundary is the north boundary of the Gray Brook Condominium, as shown on Plat Book 196, Page 77. The west boundary is the east boundary of the Gray Brook Condominium, as shown on Plat Book 196, Page 77.

REVISIONS

No.	Description	Date
1	Issue for Review	10/15/13
2	Issue for Permit	10/22/13
3	Issue for Construction	11/05/13

**PRELIMINARY DEVELOPMENT PLAN FOR
Northwest HealthCare
Emergency Department Expansion**

1225 GRAHAM ROAD
FLOISSANT, ST. LOUIS COUNTY, MO. 63021

GRUBBS CONSULTING, INC.
Civil Engineering & Surveying Division
1225 GRAHAM ROAD
FLOISSANT, MO. 63021
TEL: (314) 933-1991
FAX: (314) 933-1992

SITE PLAN

PROJECT NO.	2013
SITE NO.	100
SHEET NO.	100
DATE	10/15/13

2 of 3

M.S.D. BASE MAP K-9
LOC. NO. 09H34 0228
ZEP CODE 63031

NOTE: EXISTING DRAINAGE IMPROVEMENTS SCHEDULED FOR
CONSTRUCTION ARE NOT SHOWN ON THIS PLAN FOR CLARITY.



TYPICAL PARKING STALLS

REVISIONS

PREPARED FOR:
NORTHWEST HEALTHCARE
1225 GRAHAM ROAD
FLOISSANT, MO. 63021
TEL: (314) 933-1991
FAX: (314) 933-1992



PRELIMINARY DEVELOPMENT PLAN
NORTHWEST HEALTHCARE
 PART OF LOT 100 OF ST. FERDINAND COMMONS, TOWNSHIP 47 NORTH, RANGE 6 EAST
 CITY OF FLOIRSSANT, ST. LOUIS COUNTY, MISSOURI

GRUBBS CONSULTING, INC.
 1101 Greenwood & Northway Drive
 St. Louis, MO 63104
 Phone: (314) 993-1523
 Fax: (314) 993-1524
 Website: www.grubbs.com

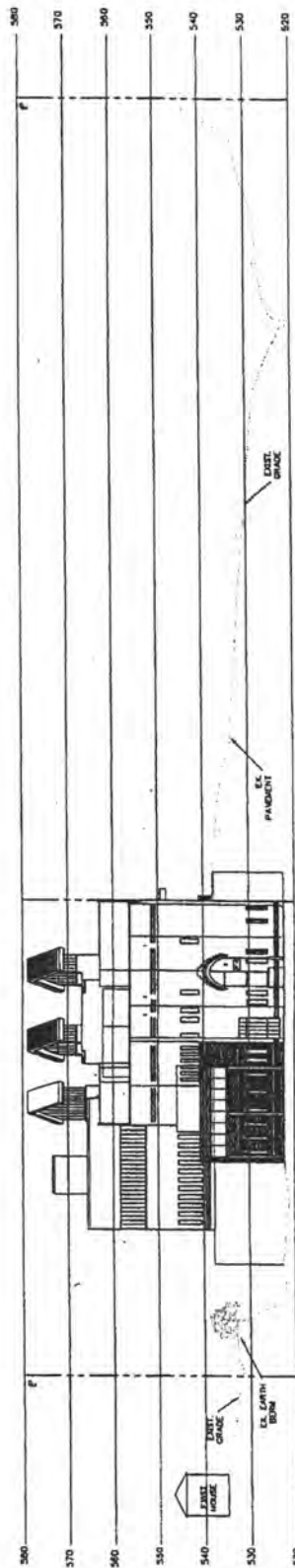
PRELIMINARY DEVELOPMENT PLAN FOR
Northwest HealthCare
Emergency Department Expansion
 1225 CAYHAM ROAD
 FLOIRSSANT, ST. LOUIS COUNTY, MO. 63031

SITE SECTIONS

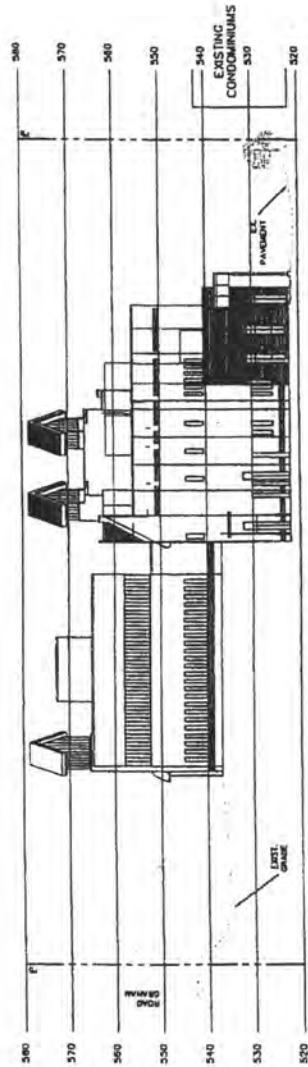
DATE: 06/20/09
 DRAWN BY: JLM
 CHECKED BY: JLM
 PROJECT NO.: 09034

30f3

M.S.D. BASE MAP K-9
 LOC. NO. 09K34 0226
 ZIP CODE 63031



SECTION A-A



SECTION B-B

PREPARED FOR:
 BLK HEALTHCARE
 1225 E. OUTER FORTY DRIVE, SUITE 370
 ST. LOUIS, MISSOURI 63031
 PH: (314) 993-1523
 FAX: (314) 993-1524

Landscape Designers, Landscape Contractors & Nurserymen
1550 Trean Rd., Haverwood, MO 63043

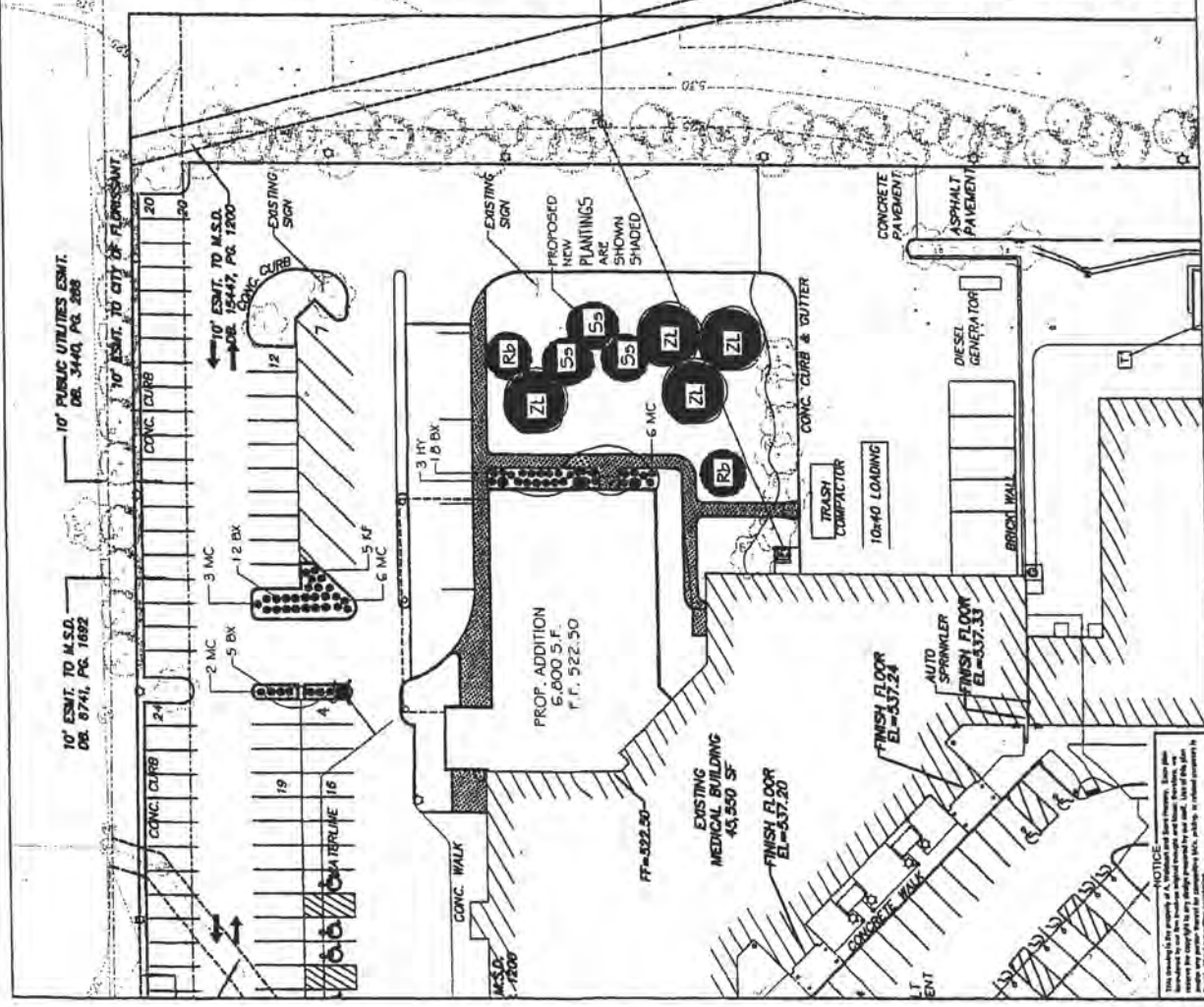
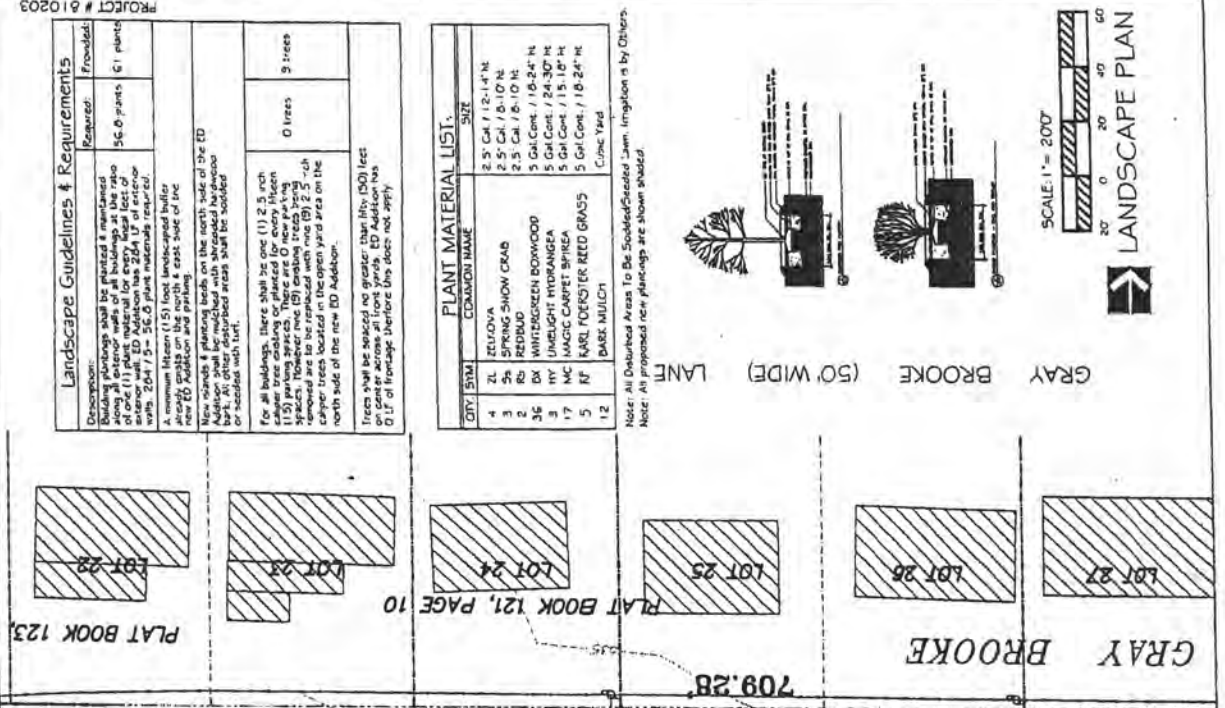
WILBERT & SONS

895-4589

PROJECT # 610203

NWHC - ED EXPANSION

Scale: 1" = 200'
Date: 12-03-04
Revised: L-1
Approved: _____
Drawn By: JPM



REVISIONS: CD
 1. REVISIONS TO BE MADE BY
 2. REVISIONS TO BE MADE BY

ACI BOLAND
 ARCHITECTS PLANNERS INTERIOR DESIGNERS
 1425 1/2 3rd Ave NW
 Seattle, WA 98107
 Phone: (206) 461-1000
 Fax: (206) 461-1001
 Website: www.aciboland.com

Northwest
 Emergency Department Expansion
 Northwest HealthCare
 Emergency Department Expansion

Northwest HealthCare
 Emergency Department Expansion

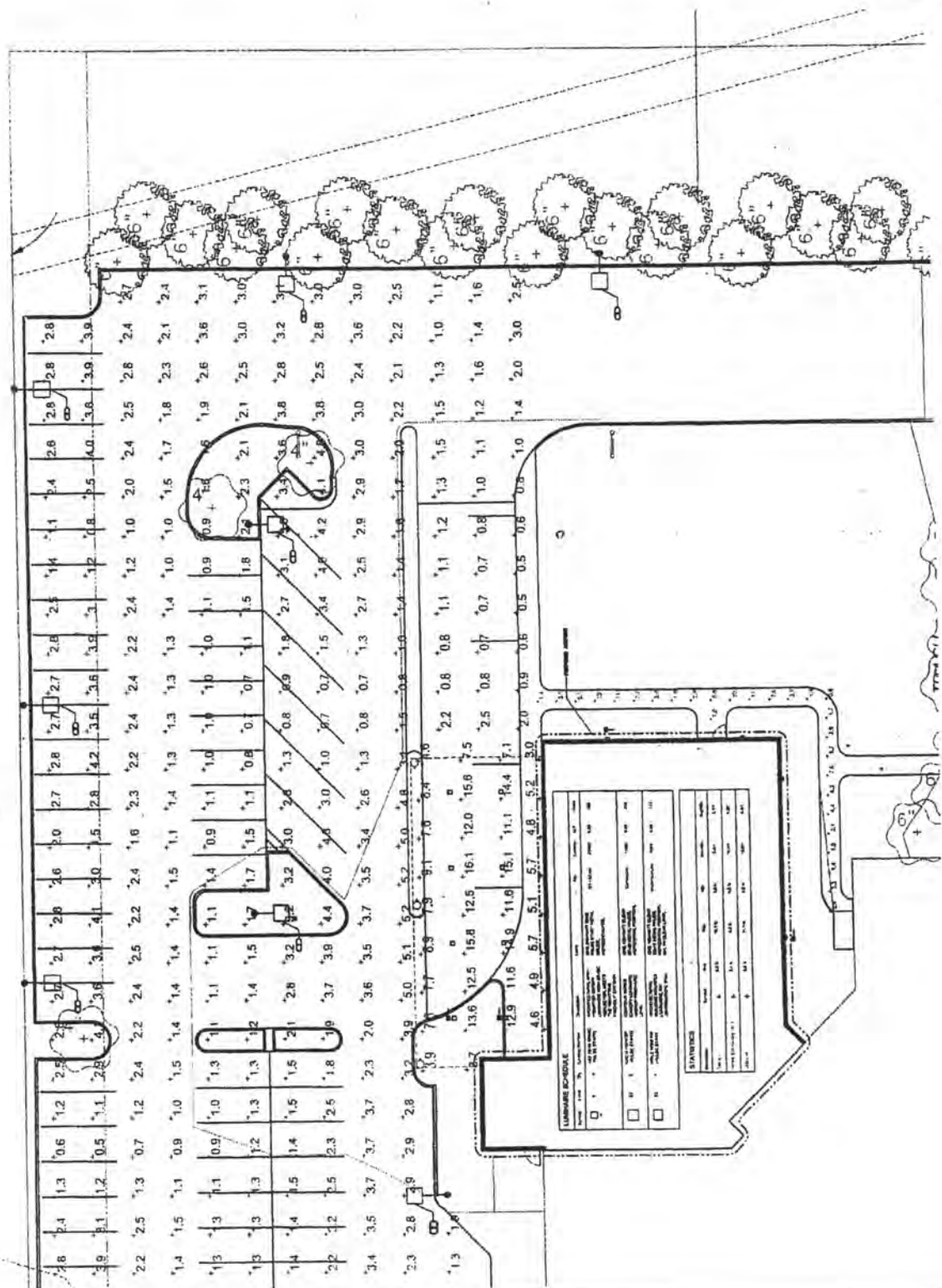
Northwest HealthCare
 Emergency Department Expansion

Project: Northwest HealthCare Emergency Department Expansion
 Date: 11/11/11
 Scale: 1/8" = 1'-0"
 Drawing No: E0.1
 Revision: 01

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

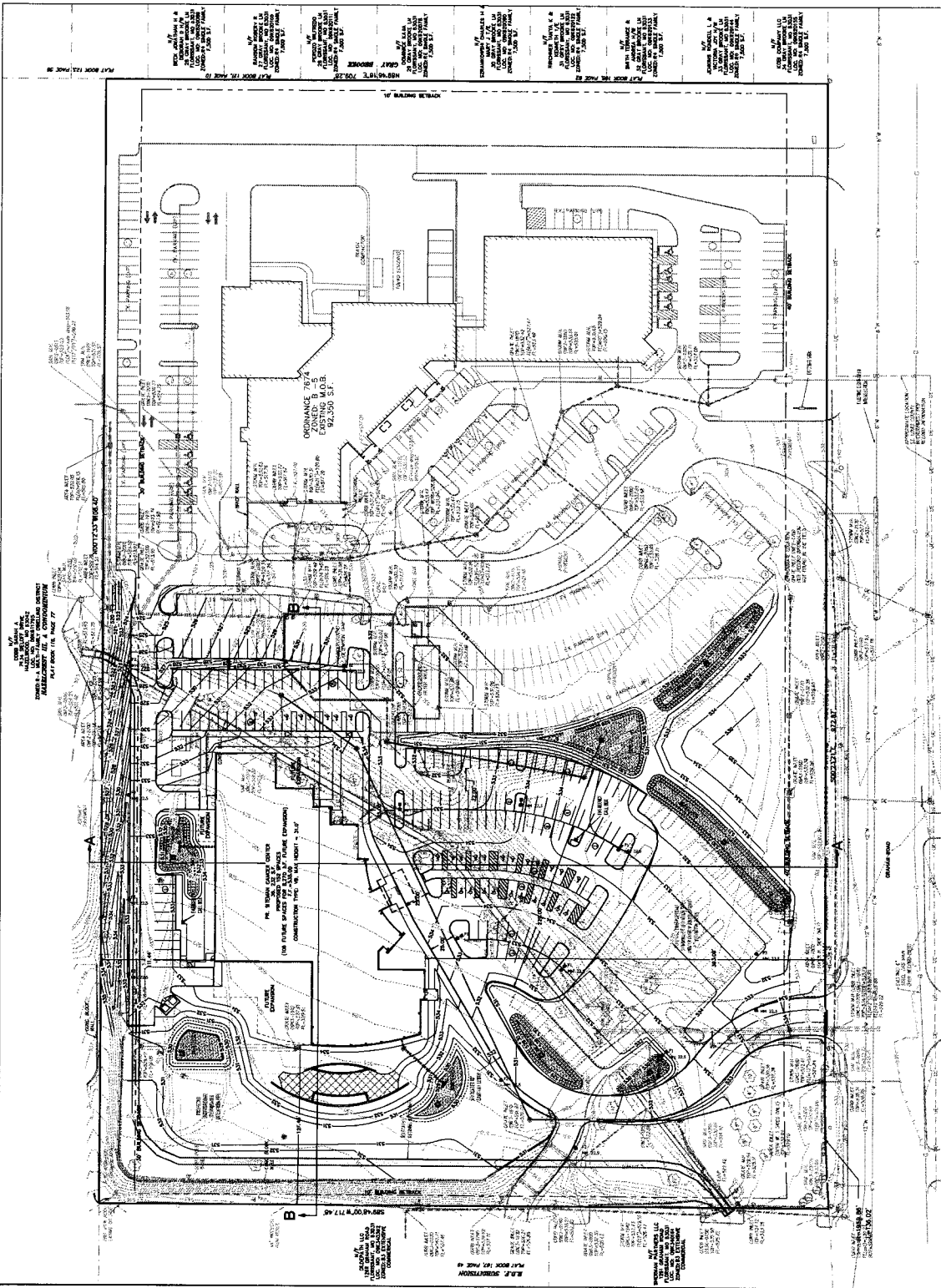
7674

30'



1 SITE PLAN - ELECTRICAL

PRELIMINARY PLAN FOR THE PROPOSED SITEMAN CANCER CENTER AT CHRISTIAN HOSPITAL NORTHWEST
B-5 ZONING AMENDMENT
 A TRACT OF LAND BEING THE CONSOLIDATED LOT 1 OF NORTHWEST HEALTHCARE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 357, PAGE 476 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND BEING PART OF LOT 100 OF THE ST. FERDINAND COMMONS IN TOWNSHIP 47 NORTH, RANGE 8 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FLORENCE, ST. LOUIS COUNTY, MISSOURI. ORDINANCE NO. 1874.
 ZONED: B-5 PLANNED COMMERCIAL DISTRICT



GENERAL NOTES:

- ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE CORRECT. THE ENGINEER HAS NOT CONDUCTED ANY OTHER INVESTIGATION OF UTILITIES.
- NO SHIELD SHALL EXCEED 31 INCHES.
- CONCRETE AND STEEL SHALL BE PERMANENTLY MARKED AND THE CITY OF FLORENCE SHALL BE NOTIFIED OF ANY CHANGES TO THE MARKING.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

BETTER COUNTY BENCHMARK:

STATIONED BY SHANK & SHANK, INC. AT THE INTERSECTION OF THE PROPOSED DRIVE AND THE EXISTING DRIVE. THE BENCHMARK IS A 1/4" DIA. IRON PIPE SET IN CONCRETE. THE BENCHMARK IS 1.00' ABOVE THE FINISHED GRADE OF THE DRIVE.

GRAPHIC SCALE:
 1 inch = 40 ft.

REVISIONS:

NO.	DATE	DESCRIPTION
1	01/15/2024	ISSUED FOR PERMIT

SHANK & SHANK, INC.
 Consulting Engineers, Inc.
 2100 North Grand Blvd., Suite 1000
 St. Louis, MO 63108
 314-381-1000
 Fax: 314-381-1001
 www.shankshank.com

Stemman Cancer Center
 1225 Graham Road
 Florensart, MO 63031

HealthCare

ST. LOUIS COUNTY
 PLANNING AND ZONING DEPARTMENT
 1000 MARKET STREET
 ST. LOUIS, MO 63102

PERMIT NO. 1874

STEMMAN CANCER CENTER
 1225 GRAHAM ROAD
 FLORENCE, MO 63031

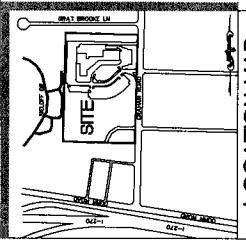
HealthCare

ST. LOUIS COUNTY
 PLANNING AND ZONING DEPARTMENT
 1000 MARKET STREET
 ST. LOUIS, MO 63102

PERMIT NO. 1874

PRELIMINARY PLAN

C0.10



PERMIT DATA

PROJECT NO. 1874
 PROJECT NAME: SITEMAN CANCER CENTER
 PROJECT ADDRESS: 1225 GRAHAM ROAD, FLORENCE, MO 63031
 PROJECT OWNER: HEALTHCARE
 PROJECT DATE: JANUARY 4, 2024

SETBACK REQUIREMENTS

FRONT: 10 FT.
 REAR: 10 FT.
 SIDE: 10 FT.

LEGEND

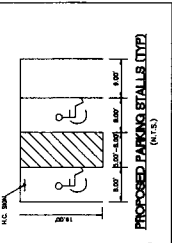
EXISTING: _____
 PROPOSED: _____
 EASEMENT: _____
 UTILITY: _____

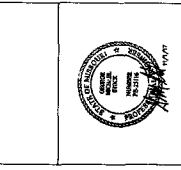
ABBREVIATIONS

ASPH: ASPHALT
 CONC: CONCRETE
 GRS: GRAVEL
 MTL: METAL
 SBR: STRIP CURB

PARKING CALCULATIONS

CITY OF FLORENCE CODE - 15.00.000
 15.00.000 PARKING REQUIREMENTS
 15.00.000.01 MINIMUM PARKING SPACES
 15.00.000.02 MINIMUM PARKING SPACES FOR SPECIAL USES





STITEMAN PROJECT, CL 2178
 STATE OF NORTH CAROLINA
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 10000

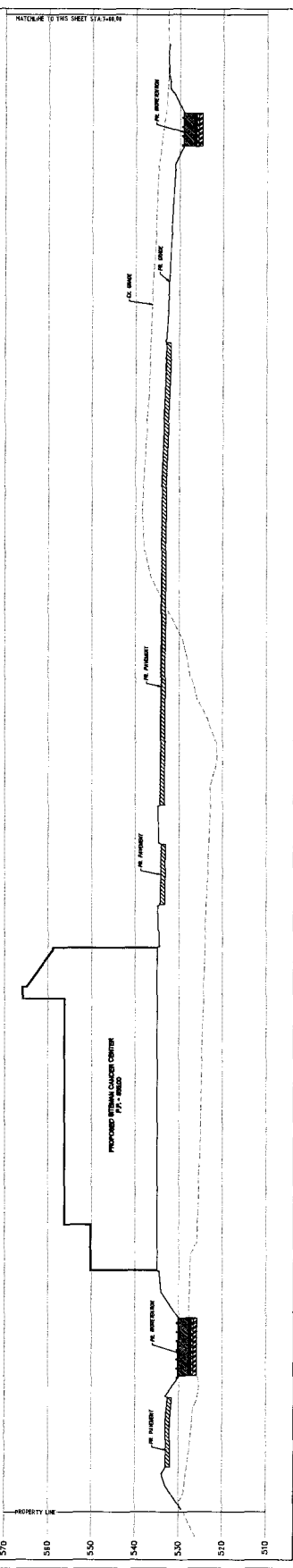
Steman Cancer Center
Christian Hospital Northwest
 1225 Graham Road
 Florissant, MO 63031
 BJC Project No. 180006
 Title: Design Development / GMP



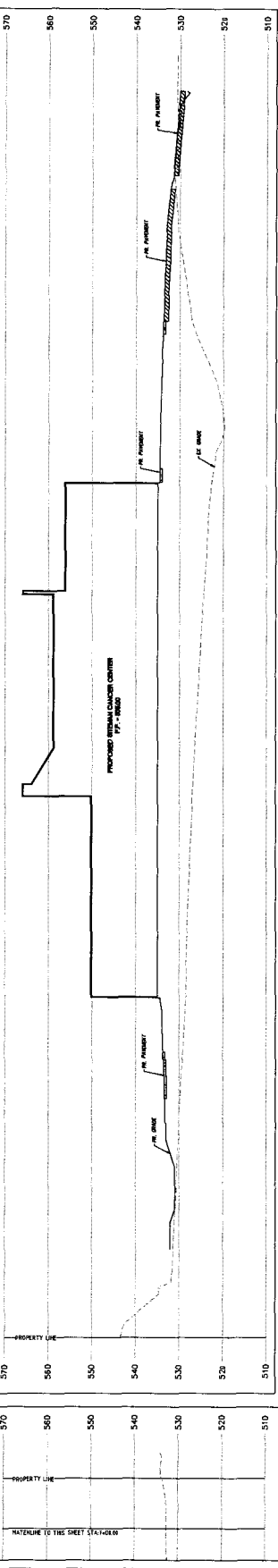
SITE SECTIONS

SECTION A-A	1
SECTION B-B	2

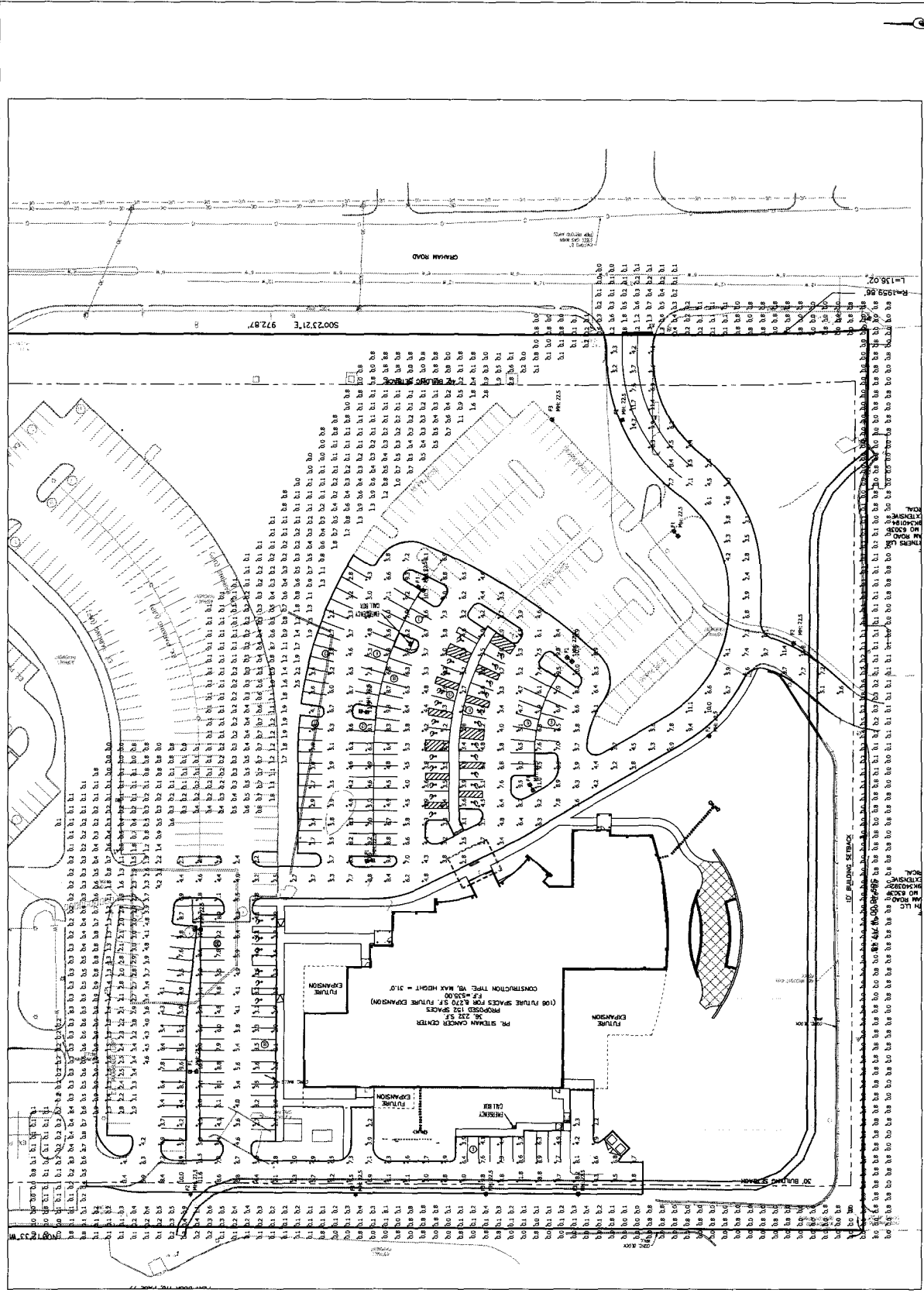
SECTION A-A PROFILE



SECTION B-B PROFILE



SITE SECTIONS
 SCALE: 1" = 10' VERT

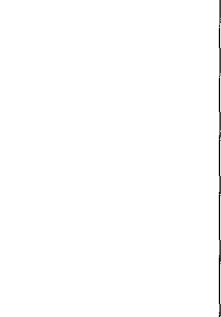


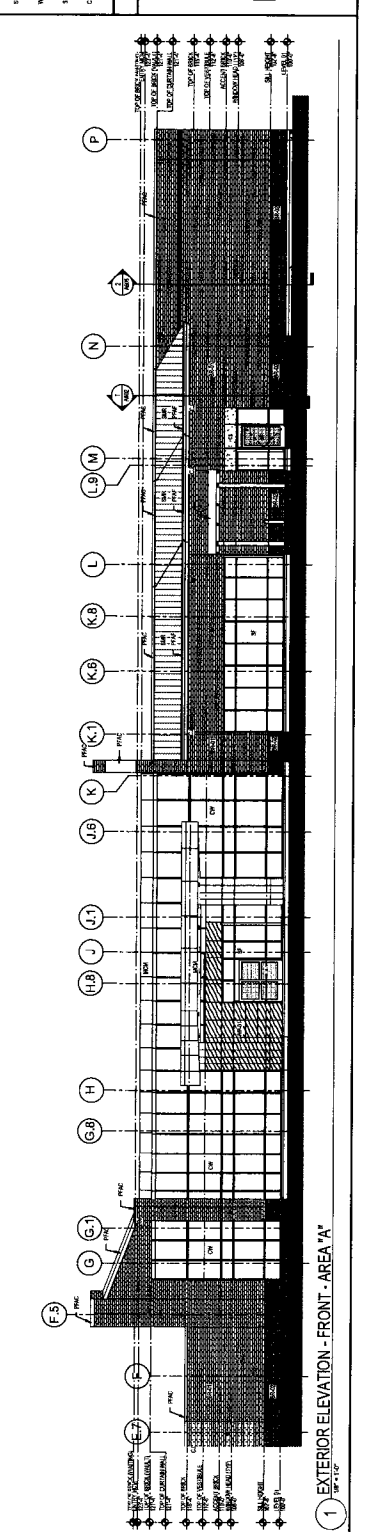
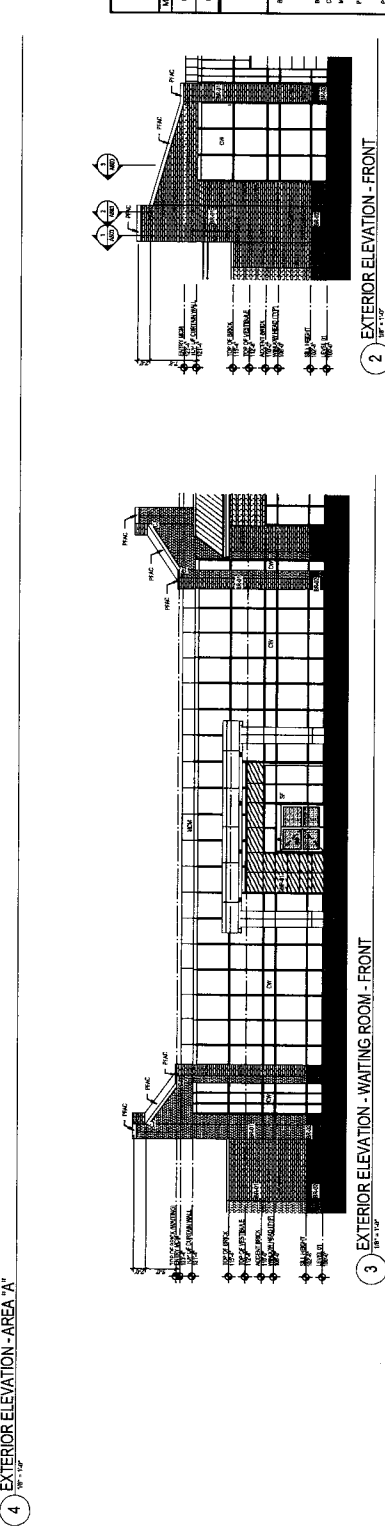
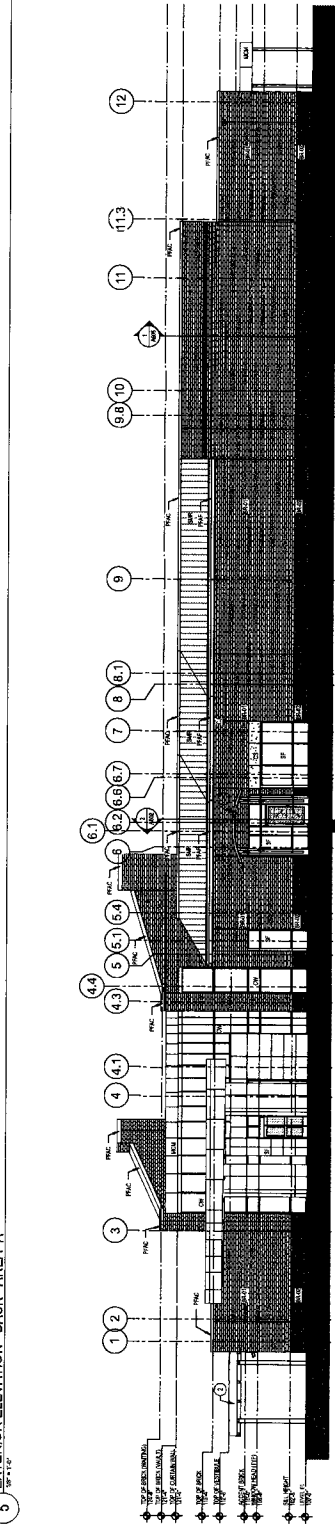
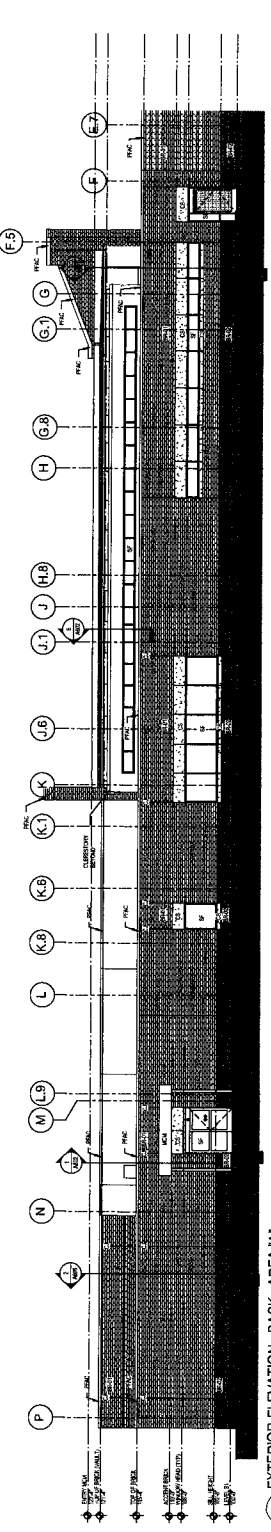
**FIXTURES MOUNTED ON 20' POLE & 2.5' BASE
 LIGHT LEVEL CALCULATED ON THE GROUND**

Calculation Summary	CAKTYPE	UMNS	AVG	MAX	MIN	AVG/Min	Max/Min
LAHNS	FC	10.41	24.7	2.0	2.89	7.35	N/A
SITE	FC	10.41	4.6	5.0	N/A	N/A	N/A

Symbol	Qty	Arrangement	Lum. WARS	LUF	Description
F1	8	BACK-BACK	0.912	0.912	GLEM-AF-07-LED-E-3WQ TWIN
F2	4	SINGLE	1.780	0.912	GLEM-AF-06-LED-E-5LU
F3	4	SINGLE	1.780	0.912	GLEM-AF-06-LED-E-5LHRS

NOTES: 1. LIGHT LEVELS ARE CALCULATED ON THE GROUND. 2. LIGHT LEVELS ARE CALCULATED USING THE ILLUMINANCE METHOD. 3. LIGHT LEVELS ARE CALCULATED USING THE ILLUMINANCE METHOD. 4. LIGHT LEVELS ARE CALCULATED USING THE ILLUMINANCE METHOD. 5. LIGHT LEVELS ARE CALCULATED USING THE ILLUMINANCE METHOD.



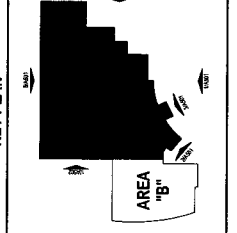


EXTERIOR ELEVATION KEYED NOTES

MARK	DESCRIPTION
1	ALUMINUM WINDOW WITH 1/2\"
2	3/4\"

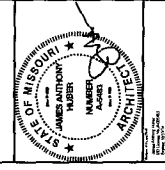
EXTERIOR MATERIALS LEGEND

MARK	DESCRIPTION
BRK	BRICK, COMMON
WLD	WALL, CONCRETE
CS	CAST-IN-PLACE CONCRETE
MS	MASONRY, BRICK
ST	STEEL
GL	GLASS
SP	SPANDREL
CP	CORNER



Archimages
 architects | interior
 143 West Clinton Place
 P.O. Box 858-A453 F. 214-450-1477
 www.archimages-eb.com
 10000 West 110th Street
 Overland Park, MO 66204

The Architects, Inc.
 10000 West 110th Street
 Overland Park, MO 66204
 David Johnson & Associates
 10000 West 110th Street
 Overland Park, MO 66204



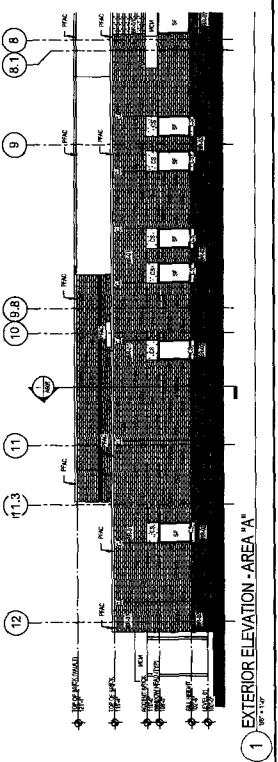
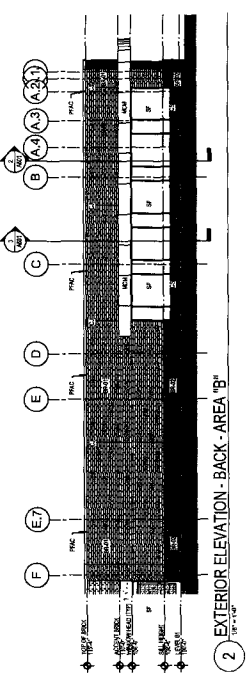
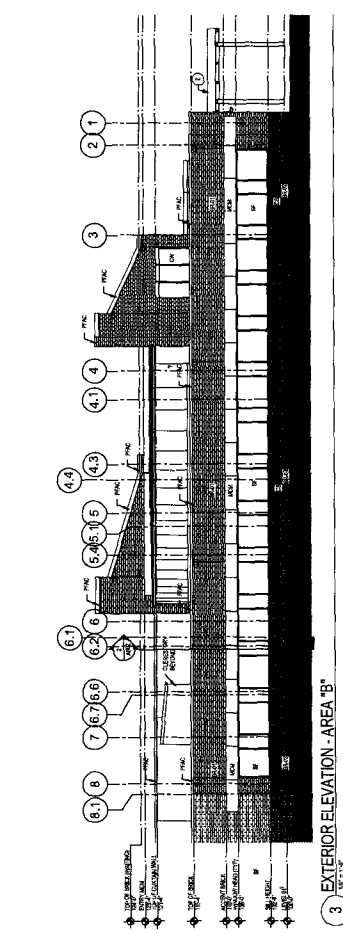
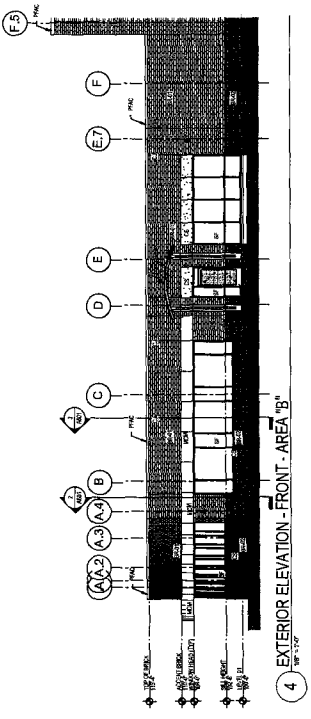
Steman Cancer Center
 Christian Hospital Northwest Campus
 2000 Graham Road
 Florissant, MO 63031
 BVP Project No. 18008
 Title: Design Development / GMP

HealthCare

DATE: 11/11/11
 DRAWING NO.: 18008-010
 SHEET NO.: 18008-010-010
 PROJECT NO.: 18008
 CLIENT: HEALTHCARE
 ARCHITECT: ARCHIMAGES

EXTERIOR ELEVATIONS

A502



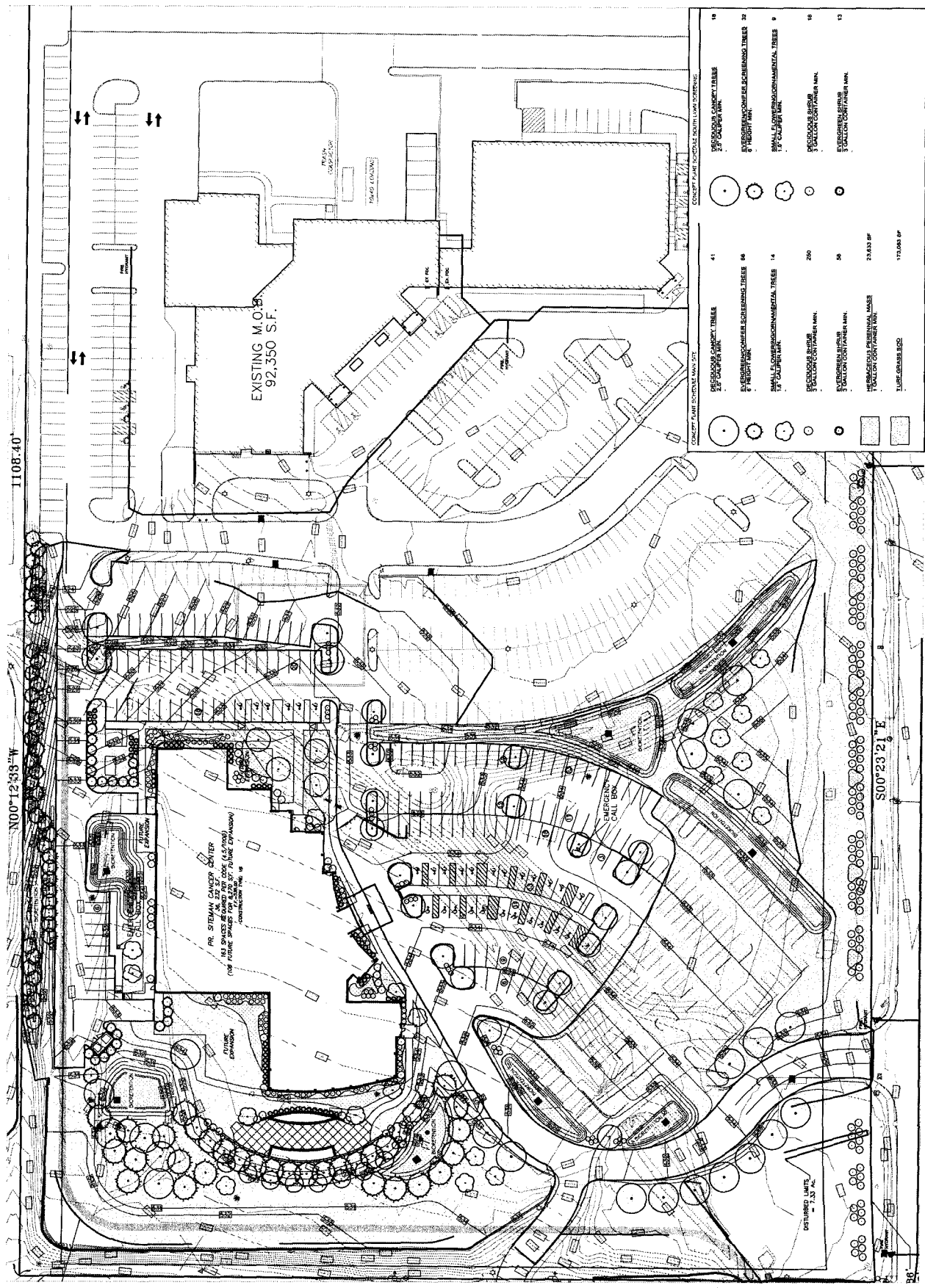
EXTERIOR ELEVATION KEYED NOTES

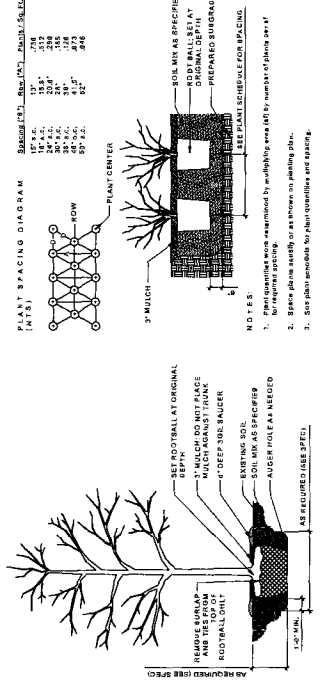
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(1)	APPROVAL OPERATOR SIGNATURE POST
(2)	1/2\"/>

EXTERIOR MATERIALS LEGEND

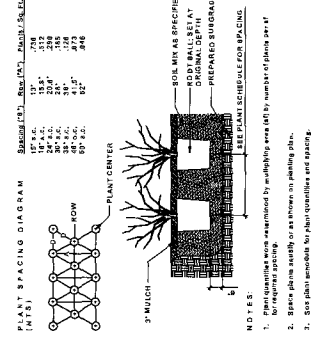
MARK	DESCRIPTION
BRN1	FELDER
BRN2	CHERRY WOOD
BRN3	CHERRY WOOD
BRN4	CHERRY WOOD
BRN5	CHERRY WOOD
BRN6	CHERRY WOOD
BRN7	CHERRY WOOD
BRN8	CHERRY WOOD
BRN9	CHERRY WOOD
BRN10	CHERRY WOOD
BRN11	CHERRY WOOD
BRN12	CHERRY WOOD
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BRN98	CHERRY WOOD
BRN99	CHERRY WOOD
BRN100	CHERRY WOOD

KEY PLAN

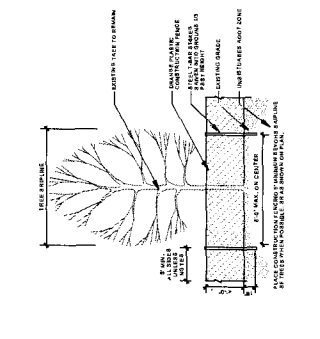




1 TREE PLANTING DETAIL



2 SHRUB - PERENNIAL PLANTING



3 TREE PROTECTION DETAIL

PLANT SPACING DIAGRAM (INTS)

SPACING	NUM. PLANTS
15' P.C.	174
20' P.C.	270
25' P.C.	324
30' P.C.	378
35' P.C.	432
40' P.C.	486

dg2 Design
Landscape Architecture
4855 SW 11th Street, Suite 100, Fort Lauderdale, FL 33309
www.dg2design.com

HealthCare

27th August, Inc.
1700
Stark & Associates Consulting Engineers, Inc.
David Haron & Associates
ACT Design & Build
DDG Design Landscape Architecture

PROPOSED: 11/17/2008
REVISED: 11/17/2008
REVISION: 11/17/2008
NO. 10/20/08

Stiemann Cancer Center
Christian Hospital Northwest
1225 Griffith Road
Florissant, MO 63031
Proj. Design Development / GMP
E/C Project No. 160096

CONCEPT PLANT SCHEDULE (SOIL MIX, MULCH, SPACING)

NO.	SYMBOL	DESCRIPTION	QUANTITY
18	(Symbol)	REGULOUS CALOFTY TREE 2.5" CALIPER MIN.	41
32	(Symbol)	SPREADER/COMBER TREES (MIN. 18" DBH)	48
8	(Symbol)	SMALL SPREADER/COMBER TREES 2.5" CALIPER MIN.	14
18	(Symbol)	REGULOUS BIRCH 5" GALLON CONTAINER MIN.	206
13	(Symbol)	VARIOUS TREES 5" GALLON CONTAINER MIN.	88
	(Symbol)	VARIOUS TREES 5" GALLON CONTAINER MIN.	20,813 SF
	(Symbol)	3" DEEP GRASS SOIL	112,863 SF

Per City of Florissant, MO Code - Section 405.245	GREEN SPACE PROVIDED	GREEN SPACE PROVIDED
GROSS AREA	REQUIRED	48.8%
12.47 ACRES	20%	
(543,193 SQ. FT.)	(108,638 SQ. FT.)	(265,186 SQ. FT.)

Per City of Florissant, MO Code - Section 405.245	2.5" TREES REQUIRED	2.5" TREES PROVIDED
PARKING SPACES	183	60 (ADJACENT TO PARKING)
		11

Per City of Florissant, MO Code - Section 405.245	PLANT MATERIAL REQUIRED	PLANT MATERIAL PROVIDED
LINEAL FEET OF EXTERIOR WALLS	1,036	1,100 (ADJACENT TO BUILDING)
		208





CITY OF FLORISSANT



PUBLIC HEARING NOTICE

Notice is hereby given in accordance with Section 405.135 of the Florissant City Code, the Zoning Ordinance, as amended, that a Public Hearing will be held by the City Council of the City of Florissant, St. Louis County, Missouri, in the Council Chambers, 955 rue St. Francois, on Monday, December 11, 2017 at 7:30 P.M. on the following proposition, to wit:

To issue an amendment to B-5 Ordinance No. 7674 to allow for an addition of the Siteman Cancer Center and parking in an existing B-5 Zoning District located at 1225 Graham Road (legal description to govern). Citizens and parties of interest will have the opportunity to be heard at said public hearing. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

Karen Goodwin, MMC City Clerk.

CITY OF FLORISSANT

955 rue St. Francois
Phone: 314-921-5700

APPLICATION FOR LIQUOR LICENSE

TYPE OF LICENSE REQUESTED:

- Full Liquor by the Drink
- Malt Liquor & Wine by the Drink
- Full Liquor by Drink (Non-Profit)
- Full Package Liquor
- Malt Liquor & Wine Package
- Consumption of Liquor
- Tasting

To the City Clerk, City of Florissant, St. Louis County Missouri:

The undersigned hereby makes application for a liquor license issued under Chapter 600 of the Florissant City Code

TYPE OF OPERATION:

- Individual
- Partnership (Attach list of Partners)
- Corporation - Attach list of officers, addresses, phone no.
- Limited Liability Corp

Name of Business Galaxy Nail Bar

Business Address 2092 North Highway 67 Phone _____
Florissant MO 63033

Names of Applicant, Corporation, or LLC Galaxy Nail Bar LLC (HIEN TA)

Address of Owner 637 Greenway Manor Dr apt H Florissant MO Phone 202-615-7989
Street City State Zip 63031

Name of Managing Officer HIEN TA

Home Address 637 Greenway Manor Dr apt H Florissant MO 63031 Years at address 3 months
Street City/State Zip Home Phone 202-615-7989

Managing Officer Date & Place of Birth 05/01/1990 Cell Phone 202-615-7989

Managing Officer Driver's License No. [Redacted] Social Security Number* [Redacted]
(Provide a copy of driver's license) * Social Security Number will be used for purposes of identification in running record check.

Managing Officer Personal Property Taxes 20__ Paid? Yes No (Attach most recent copy)

Managing Officer Register Voter of Missouri? Yes No (Attach a Voter Registration Certificate)

Have you ever been arrested?: No What Charge? _____
Where? _____ Disposition? _____

Citizen of U.S.A.? Yes No Naturalized? Yes Date _____ No
If Naturalized, Give Number: [Redacted] Dist. Baltimore, Maryland
(Provide naturalization documentation)

Do you have an interest in any liquor license which is now in force? No
If so, give details _____

Have you previously held a liquor license of any type? No
If so, when and where _____

Have you ever had a liquor license suspended or revoked? No
If so, give details _____

Have you ever been convicted of any violation of any federal or state law? No
If so, give details _____

Have you ever been convicted of any municipal or county ordinance violation? No
If so, give details _____

Have you ever been convicted of any violation of a federal law, state statute or local ordinance relating to intoxicating liquor? No
If so, give details _____

Has the location previously been occupied as a liquor establishment, liquor store or tavern? No
If so, state name _____

Is the location within 200 feet of property used for church, school or public playground? No

If Individual Applicant, sign below:

[Signature]

If Partnership, corporation or LLC complete the following:

Galaxy Nail Bar LLC
Trade Name [Signature]
Signature of Managing Officer

STATE OF MISSOURI) SS
COUNTY OF ST. LOUIS)

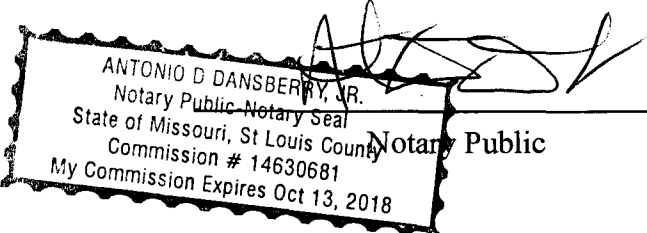
Hen Ta, of lawful age, being first duly sworn upon _____ oath
(Individual or Managing Officer)

deposes and states that he/she is the (applicant) (the managing officer of the corporation or partnership seeking the license hereunder), that he/she has read this application and fully understands same, that said license will be subject to all of the ordinances of the City pertaining to the operation of said business and agrees that he will abide by all lawful ordinances, regulations and rules adopted by the City relating to the conduct of said business, that he is in all respect qualified in law to receive such license, and that the answers and statements set out in the above application are true.

[Signature]
Signature of Individual or Managing Officer

Subscribed and sworn to before me this 27st day of December, 2017.

My Commission Expires: Oct 13, 2018



SUPPLEMENT TO APPLICATION FOR LIQUOR LICENSE

CORPORATION & LIMITED LIABILITY COMPANY:

Copy of Certificate of Incorporation/ Registration &
Articles of Organization papers must be attached

To the Florissant City Council,
Florissant, St. Louis County, Missouri _____

DATE 12/21/2017

TO BE COMPLETED BY ALL PARTNERS, OR IF CORPORATION OR LIMITED LIABILITY CORPORATION BY ALL OFFICERS OR MEMBERS:

1. FULL NAME HIEN TA
SOC. SEC. NO. [REDACTED] PLACE OF BIRTH Vietnam
DATE OF BIRTH 05/01/1990 SEX Female
PHONE NUMBER 202-615-7989
ADDRESS 637 Greenway Manor Dr apt H Florissant MO 63031
LAST PREVIOUS ADDRESS 7304 Memphis Dr Clinton MD 20735
NO. OF YRS. 3

2. FULL NAME _____
SOC. SEC. NO. _____ PLACE OF BIRTH _____
DATE OF BIRTH _____ SEX _____
PHONE NUMBER _____
ADDRESS _____
LAST PREVIOUS ADDRESS _____
NO. OF YRS. _____

3. FULL NAME _____
SOC. SEC. NO. _____ PLACE OF BIRTH _____
DATE OF BIRTH _____ SEX _____
PHONE NUMBER _____
ADDRESS _____
LAST PREVIOUS ADDRESS _____
NO. OF YRS. _____

4. FULL NAME _____
SOC. SEC. NO. _____ PLACE OF BIRTH _____
DATE OF BIRTH _____ SEX _____
PHONE NUMBER _____
ADDRESS _____
LAST PREVIOUS ADDRESS _____
NO. OF YRS. _____

PLEASE FILL OUT THIS FORM AND RETURN WITH YOUR LICENSE APPLICATION

In order for the Police Department to provide you with the best possible service, it is necessary for them to have certain information concerning your business:

EMERGENCY INFORMATION

OWNER OF PROPERTY Flagg Broadway LLC PHONE 314-497-1458
ADDRESS 14649 Amberleigh Hill Ct. CITY Chesterfield STATE MO ZIP 63017

NAME OF BUSINESS Galaxy Nail Bar PHONE _____
ADDRESS 2092 North Highway 67 CITY Florissant STATE MO ZIP 63033

BUSINESS HOURS Mon - Saturday 10am - 8pm, Sunday 11am - 5pm
OWNER/MANAGER Huan Ta PHONE 202-615-17989
HOME ADDRESS 637 greenway Manor CITY Florissant STATE MO ZIP 63031

PLEASE LIST PERSONS TO BE CONTACTED AFTER BUSINESS HOURS IN CASE OF AN EMERGENCY OR IF THERE IS A DOOR OR WINDOW FOUND INSECURE.

CONTACT #1
NAME HUNG NGUYEN ADDRESS 637 Greenway Manor Dr apt #1
CITY & STATE Florissant MO ZIP 63031 PHONE 202-704-2423
HAS KEY: YES NO

CONTACT #2
NAME _____ ADDRESS _____
CITY & STATE _____ ZIP _____ PHONE _____
HAS KEY: YES NO

ARE THERE LIGHTS LEFT ON AFTER BUSINESS HOURS: YES NO
IS ANYONE AUTHORIZED TO BE ON THE PREMISES AFTER BUSINESS HOURS: YES NO
IF YES, WHO: _____
ARE ANY VEHICLES PARKED AT YOUR BUSINESS AFTER HOURS: YES NO
DESCRIBE: _____

(YEAR) (MAKE/MODEL) (COLOR) (LICENSE NO.)

DO YOU HAVE A SAFE OF ANY KIND? YES NO
IF YES, WHERE IS IT LOCATED: _____

CAN IT BE SEEN FROM THE OUTSIDE? YES NO
IS YOUR BUSINESS PROTECTED WITH AN ALARM SYSTEM? YES NO

IF AT ANY TIME THERE IS A CHANGE IN THE ABOVE INFORMATION, PLEASE NOTIFY THE POLICE DEPARTMENT IMMEDIATELY, ESPECIALLY IN THE CASE OF THOSE PERSONS TO NOTIFY IN CASE OF AN EMERGENCY. THANK YOU.



No Match Notification

A statewide search of the identifiers below has revealed no criminal conviction or sex offender information on file. Fingerprints were not provided and thus the result of the search cannot be guaranteed.

Date of Search: 12/28/2017

Name (1): HIEN TA

Name (2):

Name (3):

Date Of Birth: 05/01/1990

SSN: [REDACTED]

Control Number: 4055795

If you have any questions, please do not hesitate to contact our office at 573-526-6312.

Missouri State Highway Patrol
Criminal Justice Information Services Division
PO BOX 9500
Jefferson City, MO 65102

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

Galaxy Nail Bar LLC
LC001568566

filed its Articles of Organization with this office on the 21st day of December, 2017, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 21st day of December, 2017, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri.
Done at the City of Jefferson, this 21st day of December, 2017.


Secretary of State



RICHARD H. KELLETT
Chairman

TRUDI MCCOLLUM FOUSHEE
Commissioner

ERIC FEY
Director of Elections

Saint Louis COUNTY ELECTION BOARD

JOHN W. MAUPIN
Secretary

vacant
Commissioner

RICK STREAM
Director of Elections

7

CERTIFICATE OF REGISTRATION

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)



This is to certify that HEIN LE THI AI TA is a resident and registered voter in
Precinct 14 of LEWIS & CLARK Township of the County of St. Louis and the
State of Missouri having registered on 12/26/17

I do hereby certify the following to be true and correct information obtained from the voter registration
file and verified by the applicant.

Current Address: 637 GREENWAY MANOR DRIVE, APT. H

City/State/Zip: ST LOUIS, MO 63031

Date of Birth: 5/1/90

U. S. Citizen: YES

IN WITNESS WHEREOF, I hereunto set my hand and the seal of said Board of Election
Commissioners located in St. Louis County, Missouri, this 26 Day of December,
2017.


Signature of Election Board Official

(Seal)

BOARD OF ELECTION COMMISSIONERS

12 Sunnen Drive • Saint Louis, MO 63143 • PH 314/615-1800 • FAX 314/615-1999

RelayMO 711 or 800-735-2966 • web <http://www.stlouisco.com/elections>

TO THE CITY CLERK, CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI

APPLICATION FOR SUNDAY LIQUOR LICENSE

Authorizing the sale of retail liquor by the drink or package in Florissant on **Sunday** from 9:00 a.m. to Midnight

TYPE OF OPERATION: Individual _____ Partnership _____ Corporation _____ LLC

NAME OF BUSINESS: Galaxy Nail Bar LLC

LOCATION: 2092 North Highway 67 Florissant MO 63033 Telephone: 202-615-7989

NAME OF APPLICANT (partnership or corporation, give exact trade, LLC or corporate name):
HIEN TA

TRADE NAME IF DIFFERENT: _____

The undersigned (Individual) (Partnership) (Corporation) (LLC), hereby makes application to the City Clerk, City of Florissant, St. Louis County, Missouri for a By the drink/Package Liquor License authorizing the sale of retail liquor on Sundays from 9:00 a.m. to Midnight for the period beginning _____, and expiring June 30, 20____, on the above described premises and agrees that if the license herein applied for is granted, and the licensee shall violate any provisions of the State Liquor Control Act or of the Florissant City Code and particularly any provision of Chapter 600 of the Florissant City Code pertaining to alcoholic beverages or permit any other person to do so upon the licensed premises, the City Council, by a majority vote, may suspend or revoke such license.

1) I/WE presently hold License No. _____ authorizing the sale of retail liquor by the drink/package in Florissant for premises described in this application.

STATE OF MISSOURI)
COUNTY OF St. Louis)

I/WE Hien Ta of lawful age, being first duly sworn upon (my) (our) oath(s), name of managing officer (of owner or partner)

depose and say that (I) (we) have read this application and that (I) (we) fully understand the same; that (I) (we) know the contents thereof and the statements contained therein and that the same are true of (my) (our) own knowledge.

[Signature]
Signature of managing officer (or owner or partner)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF December 2017

MY COMMISSION EXPIRES Oct 13 2018

[Signature]
ANTONIO D. MANSBERRY, JR.
Notary Public-Notary Public
State of Missouri, St Louis County
Commission # 14630681
My Commission Expires Oct 13, 2018

CITY OF FLORISSANT

955 rue St. Francois
Phone: 314-921-5700

APPLICATION FOR LIQUOR LICENSE

TYPE OF LICENSE REQUESTED:

- Full Liquor by the Drink
- Malt Liquor & Wine by the Drink
- Full Liquor by Drink (Non-Profit)
- Full Package Liquor
- Malt Liquor & Wine Package
- Consumption of Liquor
- Tasting

To the City Clerk, City of Florissant, St. Louis County Missouri:

The undersigned hereby makes application for a liquor license issued under Chapter 600 of the Florissant City Code

TYPE OF OPERATION:

- Individual
- Partnership (Attach list of Partners)
- Corporation - Attach list of officers, addresses, phone no.
- Limited Liability Corp

Name of Business SMOKE + SIP

Business Address 411 RUE SAINT FRANCOIS Phone _____

Names of Applicant, Corporation, or LLC SMOKE + SIP INC

Address of Owner 411 RUE SAINT FRANCOIS FLORISSANT 63031 Phone 248-897-1589
Street City State Zip

Name of Managing Officer ANTHONY BOWLSON

Home Address 132 ROBBINS WAY DR FLORISSANT 63034 Years at address 10 YRS
Street City/State Zip Home Phone 314-440-2273

Managing Officer Date & Place of Birth 11-17-60 MICHIGAN Cell Phone 248-897-1589

Managing Officer Driver's License No. FLORIDA **Social Security Number*** [REDACTED]
(Provide a copy of driver's license)

* Social Security Number will be used for purposes of identification in running record check.

Managing Officer Personal Property Taxes 2016 Paid? () Yes () No (Attach most recent copy)

Managing Officer Register Voter of Missouri? () Yes () No (Attach a Voter Registration Certificate)

Have you ever been arrested?: NO **What Charge?** _____
Where? _____ **Disposition?** _____

Citizen of U.S.A.? () Yes () No **Naturalized?** () Yes Date _____ () No
If Naturalized, Give Number: _____ **Dist.** _____
(Provide naturalization documentation)

Do you have an interest in any liquor license which is now in force? NO
If so, give details _____

Have you previously held a liquor license of any type? NO
If so, when and where _____

Have you ever had a liquor license suspended or revoked? NO
If so, give details _____

Have you ever been convicted of any violation of any federal or state law? NO
If so, give details _____

Have you ever been convicted of any municipal or county ordinance violation? NO
If so, give details _____

Have you ever been convicted of any violation of a federal law, state statute or local ordinance relating to intoxicating liquor? NO
If so, give details _____

Has the location previously been occupied as a liquor establishment, liquor store or tavern? YES
If so, state name _____

Is the location within 200 feet of property used for church, school or public playground? NO

If Individual Applicant, sign below:

If Partnership, corporation or LLC complete the following:

Smoke + SIP
Trade Name
X Anthony Boulson
Signature of Managing Officer

STATE OF MISSOURI) SS
COUNTY OF ST. LOUIS)

ANTHONY BOULSON, of lawful age, being first duly sworn upon _____ oath
(Individual or **Managing Officer**)

deposes and states that he/she is the (applicant) (the managing officer of the corporation or partnership seeking the license hereunder), that he/she has read this application and fully understands same, that said license will be subject to all of the ordinances of the City pertaining to the operation of said business and agrees that he will abide by all lawful ordinances, regulations and rules adopted by the City relating to the conduct of said business, that he is in all respect qualified in law to receive such license, and that the answers and statements set out in the above application are true.

X Anthony Boulson
Signature of Individual or **Managing Officer**

Subscribed and sworn to before me this 18 day of dec, 2017.



JOYCE K. HURLEY
My Commission Expires
November 6, 2020
St. Louis County
Commission #12550835

Joyce K. Hurley
Notary Public

My Commission Expires: 11-6-2020

SUPPLEMENT TO APPLICATION FOR LIQUOR LICENSE

CORPORATION & LIMITED LIABILITY COMPANY:

Copy of Certificate of Incorporation/ Registration &
Articles of Organization papers must be attached

To the Florissant City Council,
Florissant, St. Louis County, Missouri _____ DATE _____

**TO BE COMPLETED BY ALL PARTNERS, OR IF CORPORATION OR LIMITED
LIABILITY CORPORATION BY ALL OFFICERS OR MEMBERS:**

1. FULL NAME ANTHONY BOWLSON
SOC. SEC. NO. [REDACTED] PLACE OF BIRTH MICHIGAN
DATE OF BIRTH [REDACTED] SEX m
PHONE NUMBER 248-897-1589
ADDRESS 132 ROBBINS WAY DR FLORISSANT 63034
LAST PREVIOUS ADDRESS SPRINGVIEW DR, ROCHESTER, MI
NO. OF YRS. 10

2. FULL NAME MARVIN L. WALDON
SOC. SEC. NO. [REDACTED] PLACE OF BIRTH MO
DATE OF BIRTH [REDACTED] SEX m
PHONE NUMBER 314-337-6154
ADDRESS 2270 SPOONWOOD LANE FLORISSANT 63033
LAST PREVIOUS ADDRESS EDGEHILL, FERGUSON MO
NO. OF YRS. 16

3. FULL NAME _____
SOC. SEC. NO. _____ PLACE OF BIRTH _____
DATE OF BIRTH _____ SEX _____
PHONE NUMBER _____
ADDRESS _____
LAST PREVIOUS ADDRESS _____
NO. OF YRS. _____

4. FULL NAME _____
SOC. SEC. NO. _____ PLACE OF BIRTH _____
DATE OF BIRTH _____ SEX _____
PHONE NUMBER _____
ADDRESS _____
LAST PREVIOUS ADDRESS _____
NO. OF YRS. _____

PLEASE FILL OUT THIS FORM AND RETURN WITH YOUR LICENSE APPLICATION

In order for the Police Department to provide you with the best possible service, it is necessary for them to have certain information concerning your business:

EMERGENCY INFORMATION

OWNER OF PROPERTY ANTHONY BOWLSON & WALDON ^{MARVIN} PHONE 314-337-6154
ADDRESS 132 ROBBINS WAY DR CITY FLORISSANT STATE MO ZIP 63034

NAME OF BUSINESS _____ PHONE _____
ADDRESS 132 ROBBINS WAY DR CITY FLORISSANT STATE MO ZIP 63034

BUSINESS HOURS _____
OWNER/MANAGER _____ PHONE _____
HOME ADDRESS _____ CITY _____ STATE _____ ZIP _____

PLEASE LIST PERSONS TO BE CONTACTED AFTER BUSINESS HOURS IN CASE OF AN EMERGENCY OR IF THERE IS A DOOR OR WINDOW FOUND INSECURE.

CONTACT #1

NAME ANTHONY BOWLSON ADDRESS 132 ROBBINS WAY DR
CITY & STATE FLORISSANT MO ZIP 63034 PHONE 248-897-1589
HAS KEY: YES () NO ()

CONTACT #2

NAME MARVIN WALDON ADDRESS 2970 SPOONWOOD LANE
CITY & STATE FLORISSANT MO ZIP 63033 PHONE 314-337-6154
HAS KEY: YES () NO ()

ARE THERE LIGHTS LEFT ON AFTER BUSINESS HOURS: YES () NO ()
IS ANYONE AUTHORIZED TO BE ON THE PREMISES AFTER BUSINESS HOURS: YES () NO ()
IF YES, WHO: ANTHONY BOWLSON & MARVIN WALDON
ARE ANY VEHICLES PARKED AT YOUR BUSINESS AFTER HOURS: YES () NO ()
DESCRIBE: _____

(YEAR) (MAKE/MODEL) (COLOR) (LICENSE NO.)

DO YOU HAVE A SAFE OF ANY KIND? YES () NO ()
IF YES, WHERE IS IT LOCATED: _____

CAN IT BE SEEN FROM THE OUTSIDE? YES () NO ()
IS YOUR BUSINESS PROTECTED WITH AN ALARM SYSTEM? YES () NO ()

IF AT ANY TIME THERE IS A CHANGE IN THE ABOVE INFORMATION, PLEASE NOTIFY THE POLICE DEPARTMENT IMMEDIATELY, ESPECIALLY IN THE CASE OF THOSE PERSONS TO NOTIFY IN CASE OF AN EMERGENCY. THANK YOU.

TO THE CITY CLERK, CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI

APPLICATION FOR SUNDAY LIQUOR LICENSE

Authorizing the sale of retail liquor by the drink or package in Florissant on **Sunday** from 9:00 a.m. to Midnight

TYPE OF OPERATION: Individual _____ Partnership _____ Corporation LLC _____

NAME OF BUSINESS: Smoke + Sip

LOCATION: 411 RUE SAINT FRANCOIS Telephone: _____

NAME OF APPLICANT (partnership or corporation, give exact trade, LLC or corporate name):
Smoke + Sip Inc

TRADE NAME IF DIFFERENT: _____

The undersigned (Individual) (Partnership) (Corporation) (LLC), hereby makes application to the City Clerk, City of Florissant, St. Louis County, Missouri for a By the drink/Package Liquor License authorizing the sale of retail liquor on Sundays from **9:00 a.m. to Midnight** for the period beginning _____, and expiring June 30, 20____, on the above described premises and agrees that if the license herein applied for is granted, and the licensee shall violate any provisions of the State Liquor Control Act or of the Florissant City Code and particularly any provision of Chapter 600 of the Florissant City Code pertaining to alcoholic beverages or permit any other person to do so upon the licensed premises, the City Council, by a majority vote, may suspend or revoke such license.

1) I/WE presently hold License No. _____ authorizing the sale of retail liquor by the drink/package in Florissant for premises described in this application.

STATE OF MISSOURI)SS
COUNTY OF MISSOURI)

I/WE ANTHONY BOWLSON of lawful age, being first duly sworn upon (my) (our) oath(s), name of managing officer (or owner or partner)

depose and say that (I) (we) have read this application and that (I) (we) fully understand the same; that (I) (we) know the contents thereof and the statements contained therein and that the same are true of (my) (our) own knowledge.

x Anthony Bowlson
Signature of managing officer (or owner or partner)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 DAY OF Dec 2017

MY COMMISSION EXPIRES 11-6-2020

Joyce K. Hurley
Notary Public
JOYCE K. HURLEY
My Commission Expires
November 6, 2020
St. Louis County
Commission #12550835



STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF INCORPORATION

WHEREAS, Articles of Incorporation of

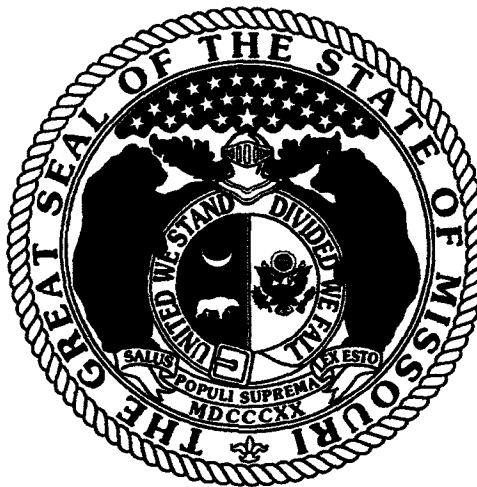
Smoke & Sip Inc,
001372700

have been received and filed in the Office of the Secretary of State, which Articles, in all respects, comply with the requirements of General and Business Corporation Law.

NOW, THEREFORE, I, JOHN R. ASHCROFT, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do hereby certify and declare this entity a body corporate, duly organized this date and that it is entitled to all rights and privileges granted corporations organized under the General and Business Corporation Law.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 17th day of November, 2017.


Secretary of State





State of Missouri
John R. Ashcroft, Secretary of State
 Corporations Division
 PO Box 778 / 600 W. Main St., Rm. 322
 Jefferson City, MO 65102

001372700
Date Filed: 11/17/2017
John R. Ashcroft
Missouri Secretary of State

Articles of Incorporation

Article One

The name of the corporation is: Smoke & Sip Inc,

Article Two

The registered agent's name is: Anthony L Bowlson Mr

The address, including street and number for the registered agent's office in the state of Missouri is:
 (PO Box may only be used in addition to a physical street address)

<u>132 Robbins Way Dr</u>	<u>Florissant</u>	<u>MO 63034</u>
<i>Street Address</i>	<i>City</i>	<i>State/Zip</i>

Article Three
 (Must complete 1 or 2)

1. If the aggregate number of shares in which the corporation shall have authority to issue DOES NOT exceed 30,000 shares or the par valued DOES NOT exceed \$30,000 please check this box:

or

2. If the aggregate number of shares in which the corporation shall have authority to issue exceeds 30,000 shares or the par value exceeds \$30,000 dollars please indicate the number of shares of each class and the par value of each share. Also, indicate a statement of the preferences, qualifications, limitations, restrictions and the special or relative rights including convertible right, is any, in respect of the share of each class:

Article Four

The name and physical business or residence address of each incorporator:

Name	Address	City/State/Zip
<u>Bowlson, Anthony L</u>	<u>132 Robbins Way DR</u>	<u>Florissant MO 63034</u>

(Please see next page)

Name and address to return filed document:	
Name:	<u>Smoke & Sip</u>
Address:	<u>Email: albowlon@aol.com</u>
City, State, and Zip Code:	_____

Article Five

The date the corporation is to continue or perpetual: (Please select one)

Perpetual (*check box*) or State number of years _____

Article Six

The corporation is formed for the following lawful purpose(s):

To provide a cocktail lounge for like-minded individuals to relax, network, and socialize in an engaging environment.

Article Seven

The number of directors to constitute the board of directors: 4 (optional)

The effective date of this document is the date it is filed by the Secretary of State of Missouri unless a future date is otherwise indicated:

(Date may not be more than 90 days after the filing date in this office)

In Affirmation thereof, the facts stated above are true and correct:

(The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo)

Anthony L Bowlson
Signature of Incorporator(s)

ANTHONY L BOWLSON
Printed or Typed Name of Incorporator

11/17/2017
Date of Signature

TRUDI MCCOLLUM FOUSHEE
Secretary

MATTHEW W. POTTER
Commissioner

ERIC FEY
Director of Elections

Saint Louis
COUNTY
ELECTION BOARD

SHARON BUCHANAN-MCCLURE
Chair

PEGGY BARNHART
Commissioner

RICK STREAM
Director of Elections

CERTIFICATE OF REGISTRATION

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)



This is to certify that ANTHONY LAMAR BOWLSON is a resident and registered voter in
Precinct 11 of SPANISH LAKE Township of the County of St. Louis and the
State of Missouri having registered on 12/15/17 .

I do hereby certify the following to be true and correct information obtained from the voter registration
file and verified by the applicant.

Current Address: 132 ROBBINS WAY DRIVE
City/State/Zip: FLORISSANT, MISSOURI 63034
Date of Birth: 11/17/60
U. S. Citizen: YES

IN WITNESS WHEREOF, I hereunto set my hand and the seal of said Board of Election
Commissioners located in St. Louis County, Missouri, this 15 day of December,
2017.

Melissa Moore

Signature of Election Board Official

(Seal)

BOARD OF ELECTION COMMISSIONERS
725 Northwest Plaza Drive • Saint Ann, MO 63074 • PH 314/615-1800 •
FAX 314/615-1999 RelayMO 711 or 800-735-2966 • web http://
www.stlouisco.com/yourgovernment/elections

**No Match Notification**

A statewide search of the identifiers below has revealed no criminal conviction or sex offender information on file. Fingerprints were not provided and thus the result of the search cannot be guaranteed.

Date of Search: 12/28/2017

Name (1): ANTHONY BOWLSON

Name (2):

Name (3):

Date Of Birth: 11/17/1960

SSN: [REDACTED]

Control Number: 4055796

If you have any questions, please do not hesitate to contact our office at 573-526-6312.

Missouri State Highway Patrol
Criminal Justice Information Services Division
PO BOX 9500
Jefferson City, MO 65102

1 INTRODUCED BY COUNCILMAN HENKE
2 JANUARY 8, 2018

3
4

5 BILL NO. 9342

ORDINANCE NO.

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AN ORDINANCE AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A COCKTAIL LOUNGE IN AN EXISTING HB “HISTORIC BUSINESS” ZONING DISTRICT FOR THE PROPERTY LOCATED AT 411 RUE ST. FRANCOIS.

12 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of
13 Florissant, by Special Use Permit, after public hearing thereon, to permit the location of a Cocktail
14 Lounge; and

15 WHEREAS, an application has been filed by Smoke & Sip Inc. for the property located at 411
16 rue St. Francois St. for the location and operation of a cocktail lounge; and

17 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting of
18 December 4th, 2018 has recommended that the said Special Use Permit be granted; and

19 WHEREAS, due notice of a public hearing no. 18-01-001 said application to be held on January
20 8, 2018 at 7:30 P.M. by the Council of the City of Florissant was duly published, held and concluded;
21 and

22 WHEREAS, the Council, following said public hearing, and after due and careful consideration,
23 has concluded that the granting of the Special Use Permit as hereinafter provided would be in the best
24 interest of the City of Florissant.

25 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
26 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

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28

Section I: A Special Use Permit is hereby granted to Smoke & Sip Inc. for the property located
29 at 411 rue St. Francois St. for the location and operation of a cocktail lounge with the following
30 additional requirements:

- 31 1. No smoking inside unless otherwise approved by St. Louis County’s indoor clean air code
32 chapter 605 and in addition is permitted as a specific use in the zoning code of the City of
33 Florissant by way of a change in the code to allow for a soft cigar bar or smoking facility
- 34 2. The occupancy must be reduced to 36 or documentation of the shared parking agreement for
35 5 additional spaces presented for approval at the public hearing per municipal code 405.225.

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2. PROJECT COMPLETION.

Construction shall start within 30 days of the issuance of building permits and the structure shall be completed in accordance with the plans within 120 days of start of construction.

Section 2: When the named permittee discontinues the operation of said business, the Special Use Permit herein granted shall no longer be in force and effect.

Section 3: This ordinance shall become in force and effect immediately upon its passage and approval.

Adopted this _____ day of _____, 2018.

Jackie Pagano
President of the Council
City of Florissant

Approved this _____ day of _____, 2018.

Thomas P. Schneider
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 JANUARY 8, 2018

3
4 BILL NO. 9343

ORDINANCE NO.

5
6 **AN ORDINANCE AUTHORIZING A SPECIAL PERMIT TO HANDYMAN**
7 **HARDWARE, INC. TO CHANGE THE EXISTING GROUND SIGN**
8 **INCLUDING A DIGITAL SIGN, IN A B-3 ZONING DISTRICT FOR THE**
9 **PROPERTY LOCATED AT 500 W. WASHINGTON.**

10
11 WHEREAS, PURSUANT TO Section 520.050 the City Council of the City of Florissant
12 is authorized to issue a special permit, to permit the location and maintenance of ground signs in
13 the City of Florissant; and

14 WHEREAS, an application has been filed Otto Partnership, LLC d/b/a Handyman
15 Hardware Inc. for changes to a pre-existing ground sign including a digital sign; and

16 WHEREAS, the Planning and Zoning Commission of the City of Florissant has
17 recommended that a Special Permit be granted; and

18 WHEREAS, due notice of public hearing no. 18-01-002 on said application to be held on
19 the 8th of January, 2018 at 7:30 P.M. by the Council of the City of Florissant was duly
20 published, held and concluded; and

21 WHEREAS, the Council, following said public hearing, and after due and careful
22 consideration, has concluded that the issuance of a Special Permit for a ground sign would be in
23 the best interest of the City of Florissant.

24
25 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
26 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

27
28 Section 1: A Special Permit is hereby granted to Otto Partnership, LLC d/b/a
29 Handyman Hardware Inc. for changes to a pre-existing ground sign, including a digital sign in
30 accordance with the drawings attached hereto and incorporated by reference herein and with the
31 following restrictions:

32 A. Digital sing shall display only static images for a minimum of 10 second intervals;

33 Digital sign shall display no glare, flashing, scrolling or animation.

34 B. There shall be no affects between static images displayed.

35 C. The sign shall be dimmable at night to prevent glare.

36 D. Digital sing shall conform to the City's ordinance regarding digital sign code once
37 adopted.

38 1. GENERAL DEVELOPMENT CONDITIONS.

39 Unless, and except to the extent, otherwise specifically provided, the sign shall be
40 effected only in accordance with all ordinances of the City of Florissant.

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2. PROJECT COMPLETION.

Construction shall start within 30 days of the issuance of building permits for the project and shall be installed in accordance of the approved construction plan within 180 days of start of construction.

Section 2: This ordinance shall become in force and effect immediately upon its passage and approval.

Adopted this ____ day of _____, 2018.

Jackie Pagano
President of the Council

Approved this ____ day of _____, 2018.

Thomas P. Schneider
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk

INTRODUCED BY COUNCILMAN EAGAN
JANUARY 8, 2018

BILL NO. 9344

ORDINANCE NO.

AN ORDINANCE REZONING THE PROPERTY KNOWN AND NUMBERED AS 8115 N. LINDBERGH FROM B-3 “EXTENSIVE BUSINESS DISTRICT” TO B-5 “PLANNED COMMERCIAL DISTRICT” TO ALLOW FOR THE DEVELOPMENT OF A SIT-DOWN, CARRY-OUT RESTAURANT WITH DRIVE-UP SERVICE.

WHEREAS, Ordinance No. 1625, as amended, establishes within the City of Florissant district classifications for the purpose of regulating their construction and use of land, buildings and property within the said various districts, and said Ordinance provides the nature, kind and character of buildings that may be erected in each of the said districts and the use to which the land and buildings may be put; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended to the City Council at their meeting of December 4th, 2017 that Ordinance No. 1625 be amended to change the classification of the property at 8115 N. Lindbergh from a B-3 Extensive Commercial District to a new B-5 Planned Commercial District; and

WHEREAS, due and lawful notice of a public hearing no. 18-01-003 on said proposed zoning change was duly published, held and concluded on Monday, January 8th, 2017 at 7:30 P.M. by the Council of the City of Florissant; and

WHEREAS, the Council, following said public hearing, and after due and careful deliberation, has concluded that the amendment of Ordinance No. 1625, as amended, by changing the classification of the property known and number as 8115 N. Lindbergh from B-3 to B-5 is in the best interest of the public health, safety and welfare of the City of Florissant.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1: Ordinance No. 1625, as amended, is hereby further amended by changing the classification of the property known and numbered as 8115 N. Lindbergh and more particularly described below from a B-3 Extensive Commercial District to a B-5 Planned Commercial District:

SURVEY DESCRIPTION

A tract of land being part of Parcel K of De Smet Circle, a subdivision according to the plat thereof recorded in Plat Book 83, Page 45 of the St. Louis County Records and part of vacated Southwell Lane according to City of Florissant Ordinance No. 6985 recorded in Deed Book 16147, Page 707 of the St. Louis County Records, in Surveys 157 and 158 of St. Ferdinand Common Fields, Township 47 North – Range 6 East, City of Florissant, St. Louis County, Missouri and being more particularly described as:

Beginning at the Northwest corner of said Parcel K; thence North 56 degrees 37 minutes 40 seconds East, a distance of 112.70 feet along the Northwest line of said Parcel K to the most Northern corner thereof, said point being on the Southwest right-of-way line of Southwell Lane, 50.00 feet wide; thence along said right-of-way line the following courses and distances: along a curve to the left having a radius of 150.00 feet, an arc length of 3.44 feet, a chord which bears South 48 degrees 02 minutes 19 seconds East, a chord distance of 3.44 feet and South 48 degrees 41 minutes 44 seconds East, a distance of 3.32 feet to the most western corner of vacated Southwell Lane, as described in aforesaid City of Florissant Ordinance No. 6985; thence North 41 degrees 18 minutes 16 seconds East, a distance of 25.00 feet along the Northwest line of said vacated Southwell Lane, 50.00 feet wide, to the center line thereof; thence South 48 degrees 41 minutes 44 seconds East, a distance of 120.00 feet along said center line to the Northwest right-of-way line of State Highway Route M 140, Lindbergh Boulevard as established by Condemnation Suite #285655; thence South 41 degrees 18 minutes 16 seconds West, a distance of 150.00 feet along said Northwest right-of-way line to the Southwest line of aforesaid Parcel K; thence along said Southwest line the following courses and distances: North 48 degrees 41 minutes 44 seconds West, a distance of 35.01 feet and along a curve to the right having a radius of 460.00 feet, an arc length of 123.00 feet, a chord which bears North 41 degrees 02 minutes 07 seconds West, a chord distance of 122.63 feet to the point of beginning and containing 20,293 square feet or 0.47 acres more or less.

Section 2: The authority and approval embodied in this Ordinance is granted subject to all ordinances of the City of Florissant and on condition that the development and plan for the B-5 Planned Commercial District be carried out in accordance with the preliminary plans dated 9/7/17 filed with the Planning & Zoning Commission of the City of Florissant, and having received a recommended approval by the Planning & Zoning Commission on 12/4/17 with certain conditions, and forwarded by said Planning & Zoning Commission to the Florissant City Council, and is attached hereto marked as Exhibit “A”, adopted

and incorporated herein by reference as if fully set out in this ordinance and made a part of this ordinance, subject to the following conditions:

1. PERMITTED USES

The use permitted in this 'B-5' Planned Commercial District shall be limited to a sit down, carry out and drive-thru restaurant.

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

The building space shall be limited to a single story 2,041 square foot building with uses permitted within the B-3 "Extensive Business District" without a Special Permit.

3. PERFORMANCE STANDARDS

In addition to all other requirements, uses within the "B-5" Planned Commercial District shall conform to the most restrictive performance standards as follows:

1. Vibration. Every use shall be so operated that the maximum ground vibration generated is not perceptible without instruments at any point on the lot line of the lot on which the use is located.
2. Odor. Every use shall be so operated that no offensive or objectionable odor is perceptible at any point on the lot line on which the use is located.
3. Smoke. Every use shall be so operated that no smoke from any source shall be emitted of a greater density than the density described as No. 1 on the Ringelmann Chart as published by the United States Bureau of Mines.
4. Toxic gases. Every use shall be so operated that there is no emission of toxic, noxious or corrosive fumes or gases.
5. Emission of dirt, dust, fly ash and other forms of particulate matter. Emission of dirt, dust, fly ash and other forms of particulate matter shall not exceed eighty-five one-hundredths (0.85) pounds per one thousand (1,000) pounds of gases of which amount not to exceed five-tenths (0.5) pound per one thousand (1,000) pounds of gases shall be of such size as to be retained on a 325-mesh U.S. standard sieve. In the case of emission of fly ash or dust from a stationary furnace or a combustion device, these standards shall apply to a condition of fifty percent (50%) excess air in the stack at full load, which standards shall be varied in proportion to the deviation of the percentage of excess air from fifty percent (50%).
6. Radiation. Every use shall be so operated that there is no dangerous amount of radioactive emissions.
7. Glare and heat. Any operation producing intense glare or heat shall be performed in an enclosure in such a manner as to be imperceptible along any lot line.
8. Screening.
 - a. All mechanical equipment, air-handling units, cooling towers, condensers, etc., on roof or grade shall be screened architecturally in such a manner as to be a part of the design of the building.
 - b. Incinerators and stacks shall be enclosed in the same material as the main exterior building material.

4. TRASH SCREENING

Trash container shall be kept within a metal gated sight-proof fenced area.

5. PLAN SUBMITTAL REQUIREMENTS

A final site development plan shall be submitted to the Building Commissioner to review for compliance to this ordinance and other city ordinances prior to issuance of land disturbance permits or building permits. Final Development Plan shall include improvements as shown on Drawings **1 of 2 dated 9/7/16 by Pickett, Ray, Silver, 2 of 2 dated 8/30/16 by Pickett, Ray, Silver, 5.0, SP1.0 and 5P2.0 all dated 11/13/15 by Rheinhardt & Associates, Architects.**

6. SITE DEVELOPMENT PLAN CRITERIA:

a. Height, Area And Bulk Restrictions:

1. Height, Area And Bulk Regulations. The height, area and bulk regulations for uses in the "B-3" Extensive Commercial District

b. Internal Drives:

(1) There shall be parking to be indicated on the Final Development Plan.

c. Minimum Parking/Loading Space Requirements.

(1) There shall be a minimum of **15** parking spaces provided on the property.

d. Road Improvements, Access and Sidewalks

Final Development shall include Lindbergh Improvement Plan enhancements along the frontage.

e. Lighting Requirements.

Lighting of the property shall comply with the following standards and requirements:

(1) The light level for parking lot lighting shall be 0.5 fc minimum as indicated on **SP-2.0 attached.**

(2) All site lighting and exterior building lighting shall be directed down and inward.

f. Sign Requirements.

(1) **There shall be one post sign, wall signs as shown on A-5.0 and a**

directional sign as shown located on the attached plan by Pickett, Ray & Silver.

- (2) All other signage shall comply with the City of Florissant sign ordinance for commercial districts.

g. Landscaping and Fencing.

- (1) Landscaping indicated on the Final Development Plan **shall be as shown on the attached sheet 1 of 2.**
- (2) Any modifications to the landscaping shall be reviewed and approved by the Planning and Zoning Commission.

h. Storm Water.

Storm Water and drainage facilities shall comply with the following standards and requirements:

- (1) The Director of Public Works shall review the storm water plans to assure that storm water flow will have no adverse effect the neighboring properties.
- (2) No building permits shall be issued until the storm water plan has been approved by the St. Louis Metropolitan Sewer District.

i. Miscellaneous Design Criteria.

- (1) All applicable parking, circulation, sidewalks, and all other site design features shall comply with the Florissant City Code.
- (2) All dumpsters and grease containers shall be contained within a trash enclosure with gates, compatible with existing building.
- (3) All storm water and drainage facilities shall be constructed, and all landscaping shall be installed, prior to occupancy of the building, unless remitted by the Director of Public Works due to weather related factors.

1 (4) All mechanical equipment, electrical equipment, and communication
2 equipment shall be screened in accordance with the Florissant Zoning
3 Code.

4 (5) The exterior design of the buildings shall be constructed in accordance
5 with the renderings as approved by the Florissant Planning and Zoning
6 Commission and attached hereto.

7 (6) All other requirements of the Florissant Municipal Code and other
8 ordinances of the city shall be complied with unless otherwise allowed
9 by this ordinance.

10
11 **7. FINAL SITE DEVELOPMENT PLAN**

12 A final site development plan shall be submitted to the Building Commissioner to review for
13 compliance with the applicable "B-S" Planned Commercial Development ordinance prior to
14 recording. Any variations from the ordinance approved by the City Council and/or the
15 conceptual plans attached to such ordinance shall be processed in accordance with the procedure
16 established in the Florissant Zoning Code.

17
18 **8. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:**

19 Any changes to the approved plans attached hereto must be reviewed by the Building
20 Commissioner. The Building Commissioner must make a determination as to the extent of the
21 changes per the following procedure:

- 22 1. The property owner or designate representative shall submit in writing a request for an
23 amendment to the approved plans. The building commissioner shall review the plans for
24 consistency with the purpose and content of the proposal as originally or previously
25 advertised for public hearing and shall make an advisory determination.
- 26 2. If the building commissioner determines that the requested amendment is not consistent
27 in purpose and content with the nature of the purpose as originally proposed or previously
28 advertised for the public hearing, then an amendment to the special use permit shall be
29 required and a review and recommendation by the planning and zoning commission shall
30 be required and a new public hearing shall be required before the City Council.
- 31 3. If the building commissioner determines that the proposed revisions are consistent with
32 the purpose and content with the nature of the public hearing then a determination of non-
33 necessity of a public hearing shall be made.
- 34 4. Determination of minor changes: If the building commissioner determine that an
35 amendment to the special use permit is not required and that the changes to the plans are
36 minor in nature the Building Commissioner may approve said changes.
- 37 5. Determination of major changes: If the Building Commissioner determines that an
38 amendment to the B-S is not required but the changes are major in nature, then the owner
39 shall submit an application for review and approval by the Planning and Zoning
40 commission.

41 **9. VERIFICATION PRIOR TO OCCUPANCY PERMIT**

- 42 a. Any new roadway improvements shall be completed prior to the issuance of any final
43 occupancy permit.
- 44 b. Any new storm water detention shall be completed prior to the issuance of any
45 occupancy permit.

46 c. All fencing and/or landscaping intended as screening properties shall be completed
47 prior to the issuance of any occupancy permit, unless remitted by the Director of Public
48 Works due to weather related factors.
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50 **10. GENERAL DEVELOPMENT CONDITIONS.**

51 a. Unless, and except to the extent, otherwise specifically provided herein, development
52 shall be effected only in accordance with all ordinances of the City of Florissant.

53 b. The Department of Public Works shall enforce the conditions of this ordinance in
54 accordance with the Final Site Development Plan approved by the Planning & Zoning
55 Commission and all other ordinances of the City of Florissant.
56

57 **9. PROJECT COMPLETION.**

58 Construction shall start within 90 days of the issuance of building permits for the project and
59 shall be developed in accordance of the approved final development plan within 12 months of
60 start of construction.
61

62 Section 3: The application and preliminary plans are returned to the Building
63 Commissioner for consideration of a Final Site Development Plan, pursuant to Title IV of the
64 Florissant Zoning Ordinance.

65 Section 4: Failure to develop the said Planned Commercial District in accordance with
66 the above-described procedures and restrictions shall be cause for revision of the zoning
67 of said property back to the previous zoning classification, in accordance with Title IV of the
68 Florissant Zoning Ordinance.
69

70 Section 5: This ordinance shall become in full force and effect immediately upon its
71 passage and approval.

72 Adopted this ____ day of _____, 2018.
73

74 _____
75 Jackie Pagano
76 President of the Council
77 City of Florissant

78 Approved this ____ day of _____, 2018.
79

80 _____
81 Thomas P. Schneider
82 Mayor, City of Florissant

83 ATTEST:
84

85 _____
86 Karen Goodwin, MMC/MRCC
87 City Clerk

1 INTRODUCED BY COUNCILMAN SIAM
2 JANUARY 8, 2018

3
4 BILL NO. 9345 ORDINANCE NO.
5

6 AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT FOR
7 15275 NEW HALLS FERRY IN AN EXISTING B-5 "PLANNED
8 COMMERCIAL DISTRICT"
9

10 WHEREAS, Chapter 410 of the Florissant City Code, known as the Subdivision Ordinance,
11 authorizes the subdivision of properties with in the City; and

12 WHEREAS, an application has been filed by Cissell Mueller Construction, Inc. requesting
13 approval of Final Subdivision Plat for 15275 New Halls Ferry Road; and

14 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting
15 of December 4, 2018 has recommended that said Final Subdivision Plat be approved; and

16 WHEREAS, due notice of public hearing no. 18-01-004 on said application to be held on the
17 8th day of January, 2018 at 7:30 pm by the Council of the City of Florissant was duly published, held and
18 concluded; and

19 WHEREAS, the Council, following said public hearing, and after due and careful
20 consideration, has concluded that the approval of the Final Subdivision Plat would be in the best interest
21 of the City of Florissant.
22

23 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
24 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
25

26 Section 1: The Final Subdivision Plat for 15275 New Halls Ferry Road City of Florissant, St.
27 Louis County, Missouri a copy of which is attached hereto and made a part hereof as if fully set out
28 herein, is hereby approved.

29 Section 2: This ordinance shall become in full force and effect immediately upon its passage
30 and approval.

31 Adopted this _____ day of _____, 2018.
32

33 _____
34 Jackie Pagano
35 President of the City Council

36 Approved this _____ day of _____, 2018.
37

38 _____
39 Thomas P. Schneider
40 Mayor

41 ATTEST:
42

43 _____
44 Karen Goodwin, MMC/MRCC
45 City Clerk

1 INTRODUCED BY COUNCIL AS A WHOLE
2 JANUARY 8, 2018

3
4 BILL NO. 9346

ORDINANCE NO.

5
6

7 **AN ORDINANCE VACATING A PORTION OF WASHINGTON**
8 **STREET (A PAPER STREET)**

9

10 WHEREAS , a street known as a portion of Washington Street was dedicated
11 to the city but has not been used as a public street; and

12 WHEREAS, the Mayor and City Council believe it to be in the best interest of
13 the City to vacate that portion of Washington Street that has not been used as a public
14 street.

15

16 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS
17 COUNTY, MISSOURI, AS FOLLOWS:

18

19 Section 1: The City of Florissant hereby vacate portions of Washington Street (a paper
20 street) as more particularly identified in the attached survey and legal description.

21 Section 2: This ordinance shall become in full force and effect immediately upon its
22 passage and approval.

23

24

25 Adopted this _____ day of _____, 2018.

26

27

Jackie Pagano
President of the City Council

29

30 Approved this _____ day of _____, 2018.

31

32

33

Thomas P. Schneider
Mayor

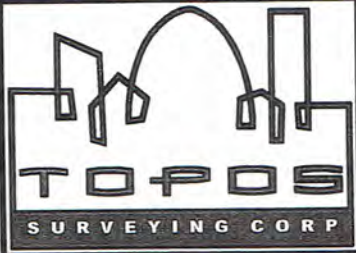
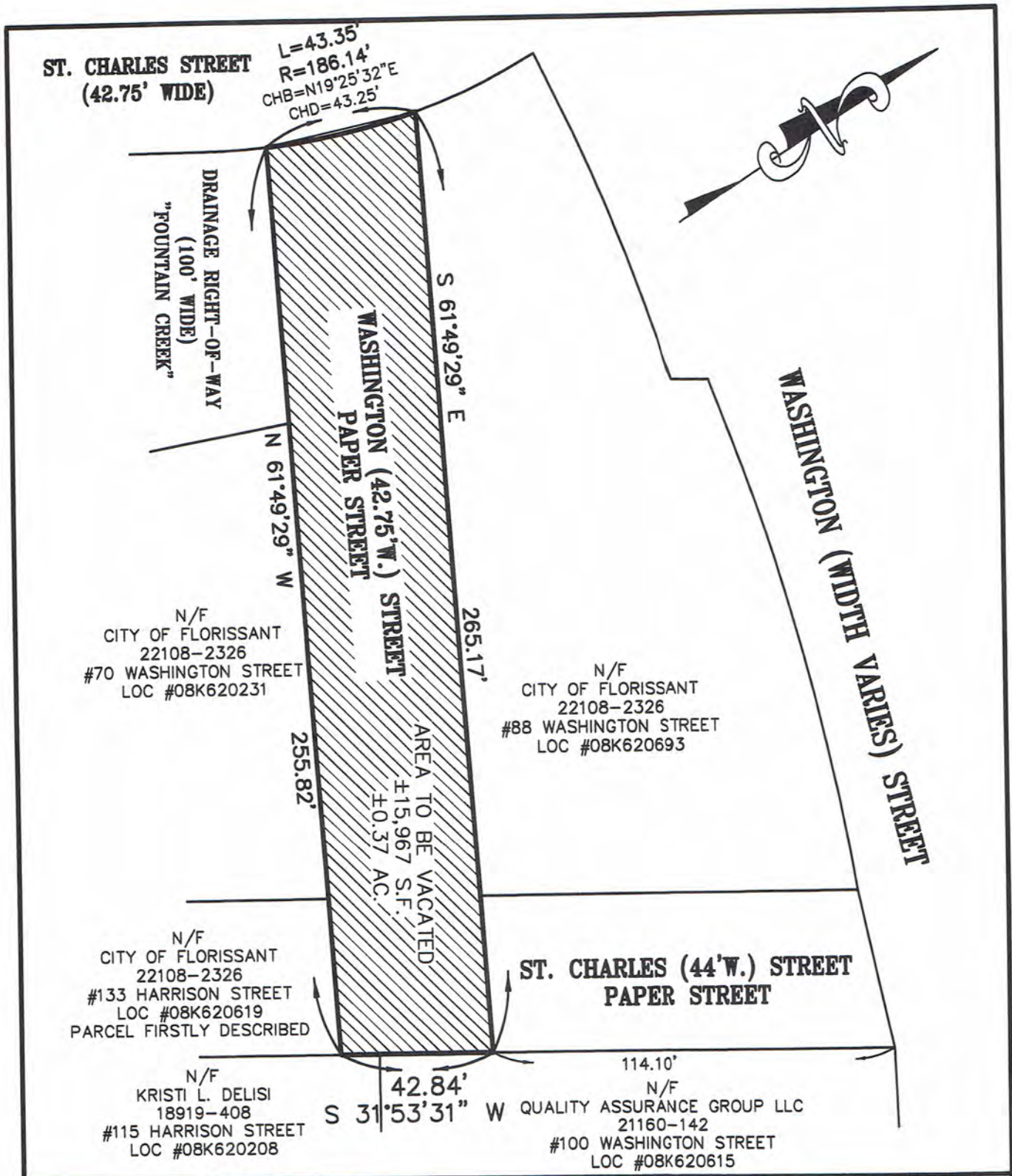
34

35 ATTEST:

36

37

38 _____
39 Karen Goodwin, MMC, MRCC
40 City Clerk



STREET VACATION EXHIBIT

790 RUE ST. FRANCOIS
 FLORISSANT, MISSOURI 63031
 Phone (314) 838-5806
 Fax (314) 838-8141

1 INCH
 Scale: 1" = 40'

Drawn by: NLO
 Survey No. 0917-0065



December 7, 2017

DESCRIPTION OF PART OF WASHINGTON STREET TO BE VACATED

A strip of land being part of Washington Street, 42.75 feet wide, east of St. Charles Street, 42.75 feet wide, in Block 114 of the New Town of St. Ferdinand, and in the City of Florissant, St. Louis County, Missouri, and said strip being more particularly described as follows:

Beginning at the northeasterly corner of a parcel firstly described in Deed of Conservator recorded in Book 22108 Page 2326 in the Office of the Recorder of Deeds for St. Louis County, on the southerly line of said Washington Street; thence along said southerly line, North 61 degrees 49 minutes 29 seconds West 255.82 feet to the easterly line of St. Charles Street, 42.75 feet wide; thence along said easterly line, along a curve concave to the east having a radius of 186.14 feet, Northerly 43.35 feet (said arc length having a chord of North 19 degrees 25 minutes 32 seconds East 43.25 feet) to the northerly line of said Washington Street; thence along said northerly line, South 61 degrees 49 minutes 29 seconds East 265.17 feet to the easterly line of a parcel described in deed to Quality Assurance Group, LLC, recorded in Book 21160 Page 142 of said County Records; thence along said easterly line, and its southerly prolongation, South 31 degrees 53 minutes 31 seconds West 42.84 feet to the point of beginning, and containing 15,967 square feet, more or less, according to calculations by Topos Surveying Corp. in December, 2017.

12/7/2017

PHILLIP
JOSEPH
WURM
NUMBER
LS-2278

PROFESSIONAL LAND SURVEYOR